



**EMPLOYMENT LAND AND PREMISES  
DEMAND STUDY**

**July 2015**

On behalf of

**NORTHUMBERLAND COUNTY COUNCIL**

Prepared by

**ES Group  
Higham House  
New Bridge Street West  
Newcastle upon Tyne  
NE1 8AU  
Tel: 0191 232 6291  
Fax: 0191 232 4610  
Ref: G0152033/TJK/TM**



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## INTRODUCTION

ES Group is appointed by Northumberland County Council to assess the demand for employment land and premises in each of the County's Main Towns, Service Centres and their surrounding commercial property markets. This assessment of demand is to inform the Council's Local Plan and Economic Strategy and to review the recommendations of the Northumberland Employment Land Review.

### 1 Background to Study

Under the Planning and Compulsory Purchase Act 2004 and the National Planning Policy Framework (NPPF) there is a requirement to ensure that Local Plans are based upon adequate, up to date and relevant evidence. Section 20 of the NPPF states that “to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business” . To ensure that the Northumberland Local Plan identifies and protects land to meet current and future needs of modern business and commercial markets, there is a need to understand business growth aspirations as well as potential barriers to investment. In order to effectively do this, input is required from the business community and commercial development industry, as well as a review of the key indicators of demand for land and commercial premises. .

In 2010 Nathaniel Lichfield and Partners was commissioned by Northumberland County Council to prepare an Employment Land Review (ELR) to provide evidence of the need for, and deliverability of, employment allocations across the County. The aims of this ELR were to:

- determine the supply of employment land and assess the quality of existing employment sites in Northumberland,
- understand growth aspirations and site requirements of businesses in Northumberland,
- understand the key sectors of the local economy, potential industry clusters and niche industries,
- understand important market segments, undertake a flow analysis to reveal past trends and inform future supply and demand,
- quantify an appropriate an overall supply of employment land for the plan period, based on employment and land need forecasts;
- assess potential new employment land revealed by a 'call for sites',
- identify sites to retain and release, gaps in the employment land portfolio and the suitability of new sites to fill these gaps,
- recommend a portfolio of sites to take forward in the Northumberland LDF.



The ELR assessed 125 existing and committed employment sites in Northumberland, which together accounted for 354 ha of nominally available land and a further 325 ha of potential expansion land. The quality of these sites was found to be highly variable.

The ELR recommended that 21 sites totalling 138 ha be de-allocated. This would leave a total forward supply of 216 ha of employment land, plus 7 ha of windfall sites with extant planning permission and 7 ha of former safeguarded land at Egger with extant planning permission for industrial use, thus equating to a forward supply of 230 ha, with a further 107ha of expansion land/sites under option.

Using econometric modelling the ELR produced various estimates of future employment space requirements. For the period between 2010 and 2030 between 293 ha and 317 ha (gross) of employment land was considered appropriate. This range was seen as accommodating Northumberland's potential for job growth in land hungry sectors such as renewables, whilst acknowledging factors such as the uncertainty of the ongoing recession and the forecast decline in residents of working age.

Comparing the level of demand, 293 ha - 317 ha, against the forward supply of 230 hectares the ELR identified a quantitative need for around 64 – 87 ha of new employment land in the County to 2030.

From an assessment of 32 potential employment sites and a separate review of areas of unmet demand, the ELR recommended the allocation of 35 ha of land on the Blyth Estuary for the renewables sector and 50-60 ha for general employment purposes in the following locations:

- Alnwick            10 ha
- Blyth              10 ha (or more efficient use of current sites)
- Hexham          10–15 ha
- Morpeth          5 ha
- Prudhoe          10-15 ha
- Ponteland        5 ha

Since the Northumberland Employment Land Review was published in January 2011, land need projections have been revised in the light of new employment forecasts and the subdued take-up of employment land. The new economic forecasts indicate a lesser land requirement of about 150 ha, compared to the 300 ha or so identified by the ELR.

In the light of these subsequent changes this study reviews the recommendations of the Northumberland Employment Land Review. Whereas the ELR used a top-down approach to understand the County's employment land requirements, this Study considers the indicators of demand at settlement level and uses a bottom-up approach to identify the scale and location of land requirements.



## 2 The Study

Northumberland is a large and diverse local authority area, with equally diverse commercial property markets. The challenge for consultants is to deliver robust analysis of market demand for office, industrial and warehouse properties and employment sites, across a diverse range of settlements. These include towns close to the Tyneside conurbation (e.g. Cramlington, Blyth & Ponteland), market towns (e.g. Alnwick, Morpeth & Hexham), and remote rural settlements (e.g. Allendale and Bellingham). Some of these settlements although known as towns, in terms of size are little more than villages. In such locations there is very limited commercial property market activity and what there is typically goes unreported.<sup>1</sup>

This study researches and analyses a common set of market indicators for each settlement and undertakes primary research to provide a qualitative perspective of demand and allow for direct business input. The four principal areas of research are:

- desk based analysis collating data (e.g. rents, yields, transactions etc) on 125 allocated employment areas which have been grouped into 25 geographic areas;
- a web-based survey sent to around 1,200 businesses within the County, which has generated 149 responses (about a 12% response rate);
- a workshop to obtain the views of developers, agents, and economic development organisations;
- interviews with business organisations to establish levels of enquiries and other indicators of demand.

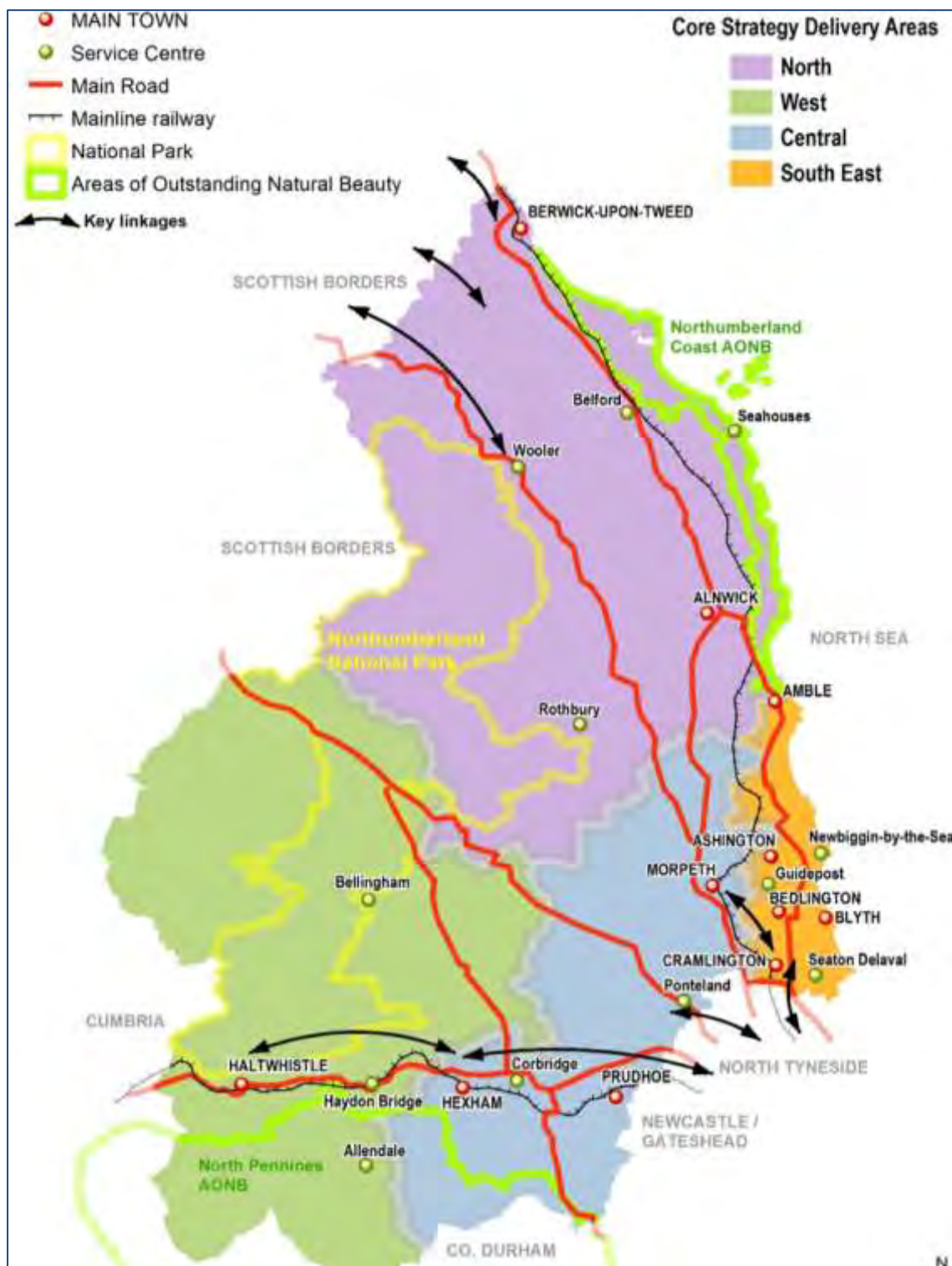
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<sup>1</sup> The leading commercial property databases EGi and Focus collate data from agents. The major surveying practices will generally post details of available properties on both websites to ensure maximum exposure to the market. However where agents are working in small, local markets the benefits of using these national databases are not as great, consequently some available units will not be recorded. When properties are sold or let agents will request their removal from the available property database. At this point agents can give details of the transaction for inclusion in the deals database; but the incentive for agents to do so is less than for registering the available property as the deal has been done and the file closed. Moreover some clients want the details of transactions kept confidential; and so despite the best endeavours of the database operators, who will also collate deals data from press releases etc, there is under-recording of deals. However this is considered the most robust data available to analyse the occupation of new buildings and churn of existing properties.



### 3 Towns Considered by the Study

The study uses the spatial definitions set out in the draft Northumberland Core Strategy (Full Draft Plan, 2014). The County is divided into four delivery areas: North, South East, Central and West. Within these 11 Main Towns and 12 Service Centres have been identified; shown on the map below.





This settlement hierarchy of Main Towns and Service Centres proposed by the Northumberland Draft Core Strategy (Full Draft Plan, 2014) does not entirely suit the requirements of the Commercial Property Demand Study as some smaller settlements have limited employment provision and some substantial employment areas are situated outwith settlements. Having reviewed the location of the County's office and industrial stock the following settlements or groups of settlements are adopted for the purpose of this Study. These use postcode areas and broadly correspond with the market's perception of the different market areas.

#### North Delivery Area

- Alnwick
- Berwick
- Belford
- Rothbury
- Seahouses / North Sunderland
- Wooler

#### South East Delivery Area

- Amble / Hadston / Acklington / Felton
- Ashington
- Bedlington / Bedlington Station
- Blyth
- Cramlington / East Cramlington / Seaton Burn
- Cambois / Sleekburn / Guide Post / Stakeford
- Ellington / Linton / Lynemouth / Widdrington
- Newbiggin by the Sea
- Seaton Delaval / Seghill

#### Central Delivery Area

- Hexham / Acomb
- Morpeth / Pegswood / Stannington
- Prudhoe / Stocksfield / Mickley
- Corbridge / Slaley / Blanchland
- Ponteland / Prestwick / Horsley / Heddon / Wylam
- Rural West

#### West Delivery Area

- Haltwhistle
- Allendale / Catton
- Bellingham / Kielder / Wark
- Haydon Bridge



Some areas are tightly drawn around a particular town others encompass groups of smaller settlements. In practice there is no one view of what constitutes a market area as the views of individual occupiers will differ, some having specific locational requirements, others being more flexible. The market area will vary significantly depending on the size of the business, its customer base, the type of activity it is, and the economic sector in which they operate. To ensure comprehensive coverage of the County we have, particularly in the rural areas, grouped together settlements that are physically distant from one another.





## **4 Methodology and Data Sources**

### Workshop for Agents

A workshop was held on the morning of 5<sup>th</sup> February 2015 at the Holiday Inn at Seaton Burn. Agents, developers and major landowners were invited, 14 attended. The workshop opened with a presentation setting out the reasons for and objectives of the Study, the format of the workshop and early messages coming through from the business survey.

After the presentation the attendees broke into four groups and discussed the market for employment land and premises in each of the four delivery areas. The discussions inevitably focussed on the main towns. Each of the four groups had a facilitator who both guided the discussion and contributed as well as a note-taker to record comments. A list of attendees is set out at Appendix 1.

Views expressed at the workshop are incorporated into the relevant settlement chapters.

### The Estates

This Study is, of necessity, a desk based piece of work which relies upon information from a range of sources. Two key documents have been Northumberland County Council's 2013/14 Employment Sites Schedule (ESS) of 31<sup>st</sup> March 2014 and the Northumberland Employment Land Review (ELR) of January 2011. The Council is also producing a report looking setting out employment land take-up and the amount of employment land developed for other uses over an historic period (1999-2014), data from which has been used for the study. The consultants commissioned to prepare the ELR inspected all industrial estates and other employment sites listed in the ESS and prepared pro-forma assessments of each. These site pro-formas include summaries of the types of businesses, the quality of units, photographs and more detailed aerial images.

Conscious of the required scope of this Study, and to avoid unnecessary repetition when the information in the pro-formas is to a large extent still useful and relevant, we recommend that each Settlement chapter should be read in conjunction with the relevant site pro-formas.

Section 1.2 of each Settlement chapter lists the relevant employment sites and their unique site codes to enable easy cross-reference between this Study, the ELR and the ESS.

### Stock

To identify the stock of business premises throughout the County we have relied on data from the Valuation Office Agency (VOA). The VOA maintains a comprehensive database of commercial premises for business rates purposes. Analyse software allows disaggregation of the VOA data and analysis according to a range of criteria. We have used the VOA's property description codes to select hereditaments in office and industrial use. These codes are as follow.



| Description                        | PSD Code |
|------------------------------------|----------|
| Vehicle Repair Workshop            | CG1      |
| Garage and Premises                | CG2      |
| Warehouse and Premises             | CW       |
| Land Used for Storage and Premises | CW1      |
| Storage Depot and Premises         | CW2      |
| Store and Premises                 | CW3      |
| Factory and Premises               | IF       |
| Works and Premises                 | IF2      |
| Workshop and Premises              | IF3      |
| Other Industrial                   | IX       |
| Offices and Premises               | CO       |
| Offices and Premises (Municipal)   | ML       |

Schedules of industrial and office properties are at Appendices 2 & 3. These are grouped geographically.

In each settlement or group of settlements individual hereditaments in industrial and office use have been categorised according to size and location. This gives an indication of the number and type of properties on established business parks as well as those which are not located on allocated employment sites, helping to identify new clusters of commercial activity. Some managed workspace schemes are assessed for rating purposes as a single hereditament but contain a number of suites capable of separate occupation. To ensure a more robust analysis these suites have been regarded as individual premises.

The following sections set out data which are key indicators of the strength of the local commercial land and property market, and business demand to locate in a particular location.

#### Availability of premises

Arch, the Northumberland Development Company, maintains Northumberland Property Search a database of employment properties that are on the market. We have compared these search results with availability data from two national commercial property databases: FOCUS and EGi. Whilst no database is completely accurate or comprehensive the national databases appear to be more comprehensive; we have therefore placed more reliance on them. Data was verified against the 2013/14 ESS which details vacant properties on allocated sites up to 31st March 2014. Available premises are categorised by size, type and location. Available premises are compared with the overall stock to identify vacancy rates on each estate and amongst properties



of specific sizes. Lists of available industrial and office premises can be found at Appendices 4 & 5.

#### Premises Sales and Lettings Transactions

Having compared EGi and FOCUS deals data we have relied upon the latter which appears to be more comprehensive in its coverage in Northumberland. Lists of industrial and office transactions can be found at Appendices 6 & 7. Again it should be recognised that no database is completely accurate or comprehensive (see Footnote 1). This is particularly true of transactional data. Under-reporting is particularly common amongst smaller units and in those areas where demand for premises is predominantly local. In much of Northumberland the market is characterised by small units serving local markets and consequently there is limited or even no deals data. Where possible, insights into market activity have been gleaned from other sources including the County's 2013/14 Employment Sites Schedule. An absence of transaction data does not necessarily mean that premises are not changing hands, there may be off-market deals, or properties that have been marketed only locally; though it is worth noting that the recession and the resulting fall in property values has reduced the number of transactions throughout the region's property markets, although this is now recovering.

#### Business Enquiries

Enquiries are an indicator of demand but it is important to recognise that not all enquiries result in deals; some are fact-finding exercises prior to a decision to relocate or to take additional premises. Furthermore businesses will typically enquire about a number of premises before refining their requirements and making an offer for just one, which may be remote from where other enquiries were made. Numbers of enquiries will tend to overstate actual demand for premises, but they are useful to give an indication of the types of businesses (and the sectors in which they operate) which are interested in potentially locating in a particular area.

Enquiries also tend to be provoked by the availability of individual premises or land parcels. By this we mean that individual agents may know of an enquiry, because of a business that has approached them in respect of a particular property, but another agent active in the town may not be aware of the enquiry. This is particularly true where the market is small and all available premises can be easily identified, meaning businesses are more likely to do a first sift of appropriate premises and then limit their enquiries to a select few. Similarly it is now common for businesses to use the web to access details of properties anonymously, and only approach an agent once they have narrowed their interest to specific properties.

It is also the case that a lack of enquiries may not necessarily mean the location is not attractive to businesses. Where market demand has resulted in allocated land being developed out and there are few available premises, there is consequently limited opportunity for enquiries to be made. So it may be that providing land on which to facilitate the delivery of new premises could



lead to an increase in business enquiries, provided the location fulfils the operational requirements of industrial, distribution and/or office activity.

There is no one database that collates information on enquiries. This information is scattered amongst a wide range of actors within the market. This study has relied upon comments made during the workshop for agents and developers, and from interviews with business organisations, including Arch and NECC; this has allowed for a range of recent and on-going enquiries to be identified.

### Rents and Prices

We have had regard to various sources of rental and sale price data. Deals information may include details of rents / prices achieved; availability data can include asking rents / prices. In the recent fragile market conditions not only have there been limited numbers of transactions, but landlords have been reluctant to deter interest by setting asking rents too high, and also prepared to agree deals at levels of rent or including incentives that they would rather keep confidential to avoid setting a precedent for future lettings or rent reviews. As a result recent rental data is scarce: asking rents are “on application” and achieved rents are “confidential”. However the asking rent is nonetheless a useful indicator of what rents / sale price property owners feel is reasonable to seek based on the strength of the local market.

We have therefore also had regard to Valuation Office Agency rental tones. The VOA estimates the rental value of all rateable hereditaments for the purpose of rating revaluations. The current 2010 Rating List uses an “antecedent date” of 1<sup>st</sup> April 2008 as the base for these rental value assessments. So whilst the VOA data is comprehensive and can be used to compare rents in different locations across Northumberland it is considerably out-of-date. In April 2008 property markets were strong and rents were high. Although the actual value of rental tones need to be considered with this in mind, the spatial patterns of where valuations are low or high is useful to indicate the relative strength of the submarkets in the County, which are likely to be unchanged. On this basis the data is appropriate to use for the purposes of the study.

In the County’s office market, rents have still a long way to recover before they are back at April 2008 levels, although the market is slowly recovering. In the industrial market, the fall in values was not as dramatic but rents are still below their 2008 peak.

### Yields

A yield is the measure of the income return from an investment; in its simplest form a yield is calculated by dividing rent by capital value. Commercial property yields can range from 4% to 15% depending on the state of the property investment market and how it compares to other investment assets such as gilts and equities. Low yields represent secure income with good growth potential; high yields represent insecure income, intensive management and limited rental growth. In assessing the viability of development rents and yields are estimated to determine the



capital value of the completed development which is then compared to the costs of construction. In these situations an estimate of yield has regard to the covenant strength of likely tenants, the likelihood of rental growth, the incidence of voids, the anticipated length of leases, etc. So whilst the location of a property will have a bearing on the yield it will not necessarily identify an appropriate yield for a particular town. Having said that, where demand is stronger and the occupier base of a town includes a mix of national and international businesses, yields will tend to be lower.

During the recession, not only did yields “move out” (i.e. increase) as the risks of property investment increased and returns fell, but levels of investment activity also decreased as investors were unwilling to sell at the bottom of the market unless forced to do so. The table below summarises all reported office and industrial investment deals in Northumberland. Since 2008 only ten sales of investment properties have been reported on EGi or FOCUS. All these were in Main Towns within the South East or Central Delivery Areas. Whilst these deals do not represent the totality of property investment market activity they do reflect limited market activity. In 2010, 2011 and 2012 no investment deals were reported as falling capital and rental values effectively caused the market to stall.

The six yields reported range from 4.9% to 11.6%. The lowest of these yields is so low as to suggest that property specific factors impacted upon the sale price. The others are within the range that we would expect. RBS is in a prominent position in Hexham Town Centre and the bank’s covenant strength is underpinned by its “too big to fail” status meaning the government would step in to secure its survival, ensuring a low yield. Other office yields are between 6.75% and 8.75% with the latter at Northumberland Business Park where prospects for rental growth are now remote. Industrial yields range from 8.5% for a unit let to Howdens a national company which investors would consider of good covenant strength to 11.6% for a unit let to a family owned Berwick based haulage company.

| Address   | Transaction                 | Date       | Area (sq m) | Price (£)     | Yield (%)     |
|---|-----------------------------|------------|-------------|---------------|---------------|
| Office, Sixth Avenue, Blyth                                     | Sale of freehold investment | 27/01/2015 | 34          | £27,500       | Not disclosed |
| Factory, 3 Bassington Industrial Estate, Cramlington            | Sale of freehold investment | 01/01/2015 | 14,494      | Not disclosed | Not disclosed |
| Howdens, Coopies Lane Industrial Estate, Morpeth                | Sale of freehold investment | 22/10/2014 | 744         | £450,000      | 8.48%         |
| Royal Bank of Scotland 5, Battle Hill, Hexham                   | Sale of freehold investment | 08/07/2014 | 336         | £550,000      | 5.5%          |
| Border Traffic Service Unit 3, Atley Business Park, Cramlington | Sale of freehold investment | 10/06/2014 | 2656        | £475,000      | 11.6%         |
| Atley Business Park, North Nelson Ind Est, Cramlington          | Sale of freehold investment | 19/05/2014 | 1,216       | £550,000      | 9.83%         |
| Prudhoe Health Centre West Wylam Drive, Prudhoe                 | Sale of freehold investment | 28/02/2014 | 566         | £125,000      | Not disclosed |



|   |                             |            |       |               |               |
|---|-----------------------------|------------|-------|---------------|---------------|
| Northumbria Police 13, Crow Hall Road, Cramlington              | Sale of freehold investment | 01/06/2013 | 1,340 | Not disclosed | Not disclosed |
| Office, 31 Bridge Street, Morpeth                               | Sale of freehold investment | 31/05/2013 | 564   | £1,000,000    | 6.76%         |
| Unit 8, Haugh Lane Ind Est, Hexham                              | Sale of freehold investment | 22/10/2009 | 526   | £624,000      | 4.9%          |
| Advantica, 6-7, Silverton Court, Northumberland BP, Cramlington | Sale of freehold investment | 01/05/2009 | 416   | £685,000      | 8.58%         |

### Quality of Sites

Without the benefit of site surveys we have restricted our qualitative assessment of sites to three key indicators of quality that can be determined from mapping and aerial images. These are:

- **Greenfield / Brownfield:** costs of development can be substantially increased if there are buildings to be demolished, foundations to grub up, contamination to be remediated etc. For a developer a brownfield site involves more cost and more uncertainty / risk; all impacting on the viability of development.
- **Immediately Available / Requiring Preparation:** A plot on an industrial estate to which roads and utilities have been provided can be developed at lower cost, more quickly and with lower risk than an allocated site that requires infrastructure provision. A piece of farmland allocated for employment use with little or no infrastructure will have high upfront costs and if public sector funding of the infrastructure is not available then its development may not be viable. The abnormal costs of development are fundamental to viability.
- **Distance from the strategic highway network:** From our involvement in employment land reviews across North East England we have established a database on where land has been developed for employment use. Our research has categorised sites according to whether they are more or less than 2 kilometres (1¼ miles) driving distance from the strategic highway network (SHN) which we define as motorways and dual carriageways where national speed limits apply. In Tyne & Wear 87% of take-up has occurred within 2 km of the SHN and in County Durham 50%. Over the County as a whole demand for employment sites will be strongest for those sites in close proximity to dual carriageways that provide quick road links to markets.

Other attributes such as age of buildings, proximity to housing areas etc are noted in our descriptions of the employment areas (section 1), and businesses views of criteria such as access to ports and airports and the quality of IT and utilities infrastructure are also recorded but as the prime purpose of this report is to understand the ability of sites to attract and support development our assessment at section 4 purposely focusses on these three fundamental qualitative indicators.



### Take-up

The take-up of land for employment purposes is a clear indicator of past demand for employment sites and a good guide to the location and scale of future demand. For planning policy purposes the assessment of take-up over a 15 – 20 year period is most appropriate as this takes in the peaks and troughs of major property cycles. As part of the evidence base for its Local Plan, Northumberland County Council has analysed the take-up of land for employment purposes over a 16 year period, 1999-2014. This exercise is limited to those 125 employment sites within the County's Employment Sites Schedule (which formed the basis of assessment in the ELR). As such, some development is not captured. In particular, at the height of the market, some office development activity took place elsewhere. Examples include Prestwick Park, Horsley Business Centre and Berwick Workspace. These make only a modest difference to the overall amount of land taken-up, but they do illustrate demand and viability issues and this Study refers to developments such as these in relevant settlement chapters.

The Council's analysis distinguishes take-up of employment sites for B-class uses from take-up for other uses. We have maintained this distinction but it is important to recognise that industrial estates are the place of choice for various uses that for planning purposes are regarded as "sui generis"; including storage depots, waste transfer facilities etc and that provision of industrial land should be sufficient to accommodate such uses, whilst not attempting to accommodate other less suitable uses (including A, C & D-class uses).

It is important to keep in mind, when considering what constitutes take-up, that the purpose of assessing past take-up is to inform the appropriate allocation of employment land. Specifically, take-up does not equate to development as it is defined in the Town & Country Planning Acts. Thus, for instance, changes of use are excluded as these do not deplete the supply of employment land.

Take-up is defined as the development or first occupation of a site. Depots used for storage or yards used for fabrication, dismantling, or other processes are regarded as take-up when first occupied; subsequent changes in occupation or use are excluded. Where buildings are demolished and the site is redeveloped, this constitutes take-up. Take-up occurs when construction of a building commences. It is at this point that the land ceases to be available for alternative development proposals. Where a developer builds out in separate phases (rather than on a continuous rolling programme), take-up occurs at the start of each phase.

When comparing availability and take-up, a consistent approach to the measurement of sites should be maintained. Take-up of employment land is typically recorded on a plot by plot basis, which equates to a net developable area. To be consistent, availability should be measured on the same basis. So when assessing the size of available sites, gross to net adjustments may be appropriate in some, but not all, cases.



A consistent approach also needs to be taken in the treatment of expansion land. Where a company occupies business premises and owns adjoining land for expansion, that land is not available to the wider market and its take-up is deemed to have occurred at the same time as that of the occupied part of the site. Extensions to existing premises are therefore excluded from take-up unless they occur on land outside the curtilage of the existing site.

In practice it can be difficult to identify, particularly retrospectively, whether expansion has taken place on land previously owned by the business or whether adjoining land has been bought by the business to enable the expansion (which qualifies as take-up). Land Registry searches and discussions with the companies involved can sometimes establish the facts, but with the passage of time this becomes more difficult. Where expansion land is declared surplus to requirements by the owner then it effectively becomes available again to the wider market. When using both economic forecasts and past take-up to estimate future demand for land, care should be taken in ensuring that the treatment of expansion land is consistent. Forecasts based on employment growth may assume that some growth will be accommodated on expansion land.





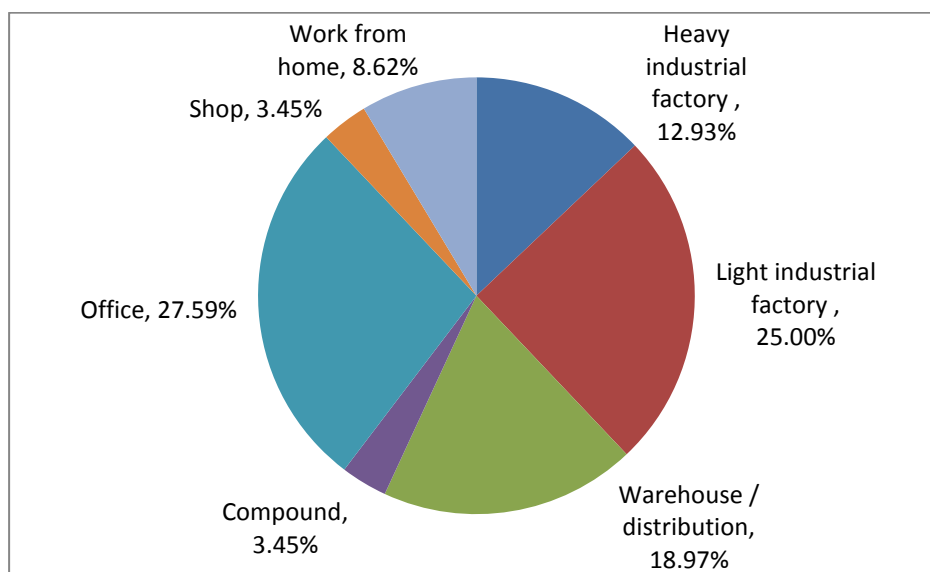
## 5 Business Survey

As part of the study businesses based in the County have been asked to complete an on-line questionnaire. The survey was sent to 1200 businesses and care has been taken to ensure that the sample includes businesses in each town and service centre, and covers a range of company sizes and types. The survey was predominantly quantitative in nature with some qualitative questions to allow businesses to add detail to the responses. A copy of the business survey is at Appendix 8.

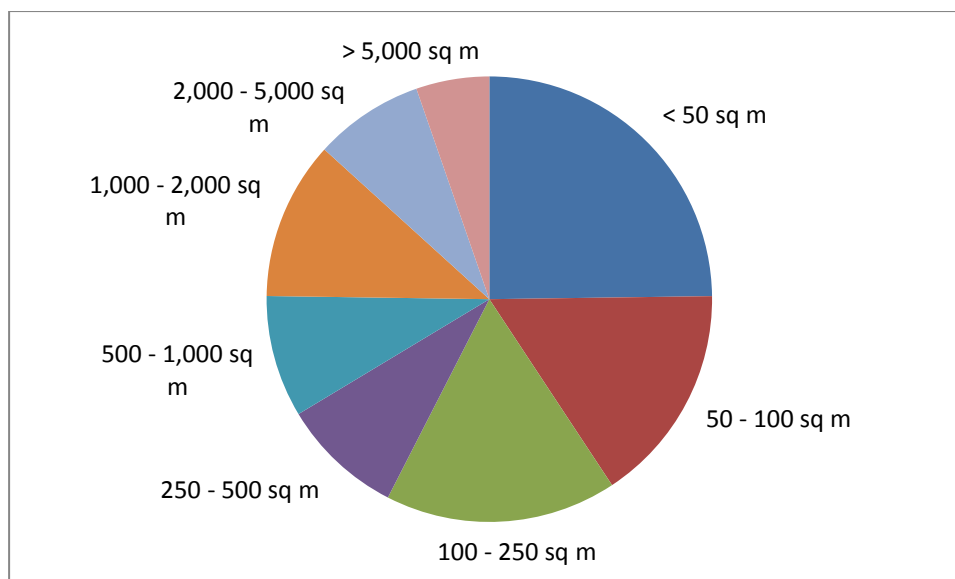
Some 149 responses were received; a response rate of 12%. Not all questionnaires were completed in full. Key findings relating to the overall County are summarised below. To identify local market issues the responses have been disaggregated and the findings for individual towns are included within the chapters of this report.

The overwhelming majority of respondents (97%) are based in Northumberland. Four companies have their headquarters outside the County; two of these are subsidiaries of German manufacturing companies located in Cramlington and two are subsidiaries of US manufacturing companies, one in Morpeth and the other in Ashington.

Some 57% of respondents occupy factories or warehouses, 28% offices and 9% work from home.

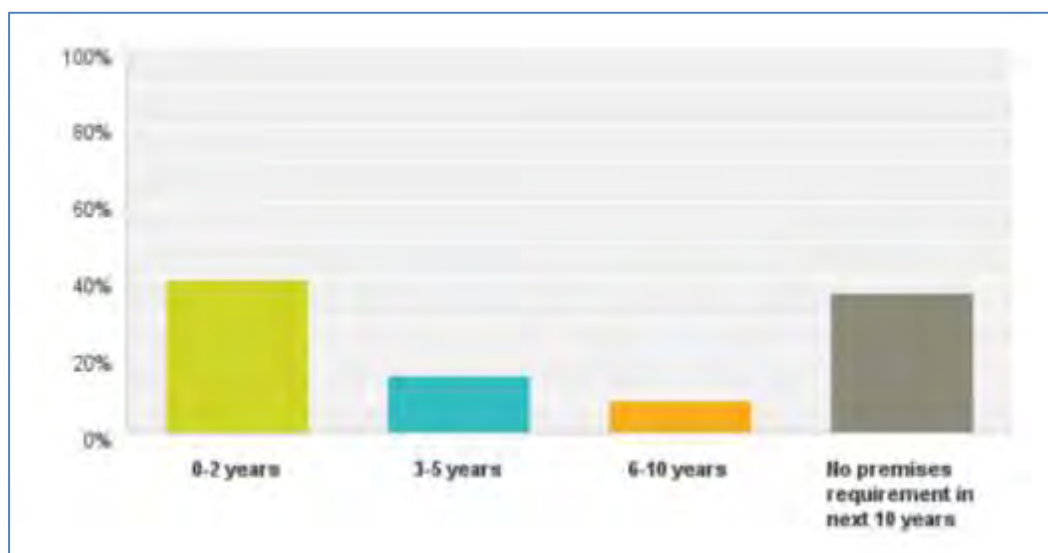


Around a quarter of respondents are occupying business premises of less than 50 sq m, and three-quarters less than 1,000 sq m. This corresponds with the overall business profile of the County which is predominantly small businesses.

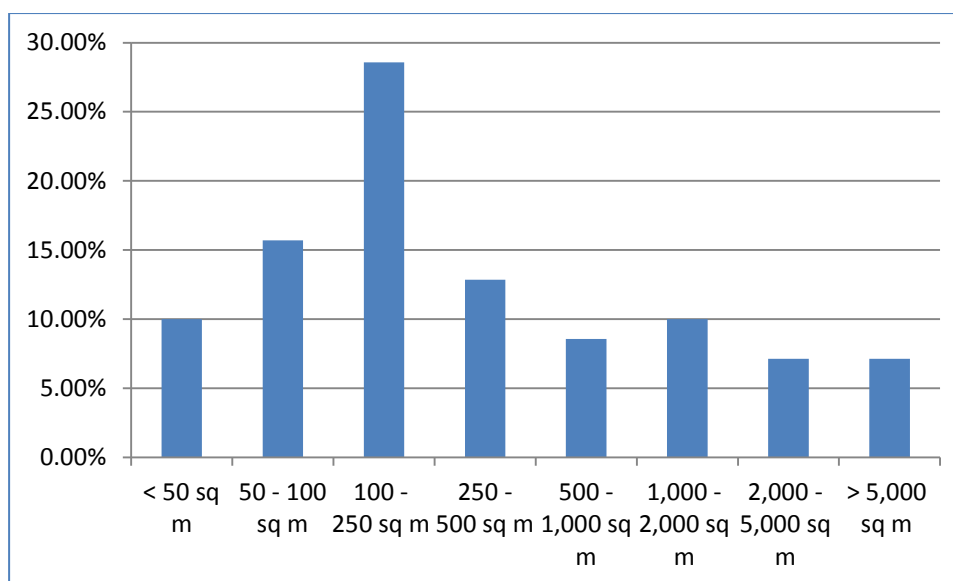


When asked how well their current buildings and site meet their space requirements, 30% of respondents state that they currently have too little space and 4% too much.

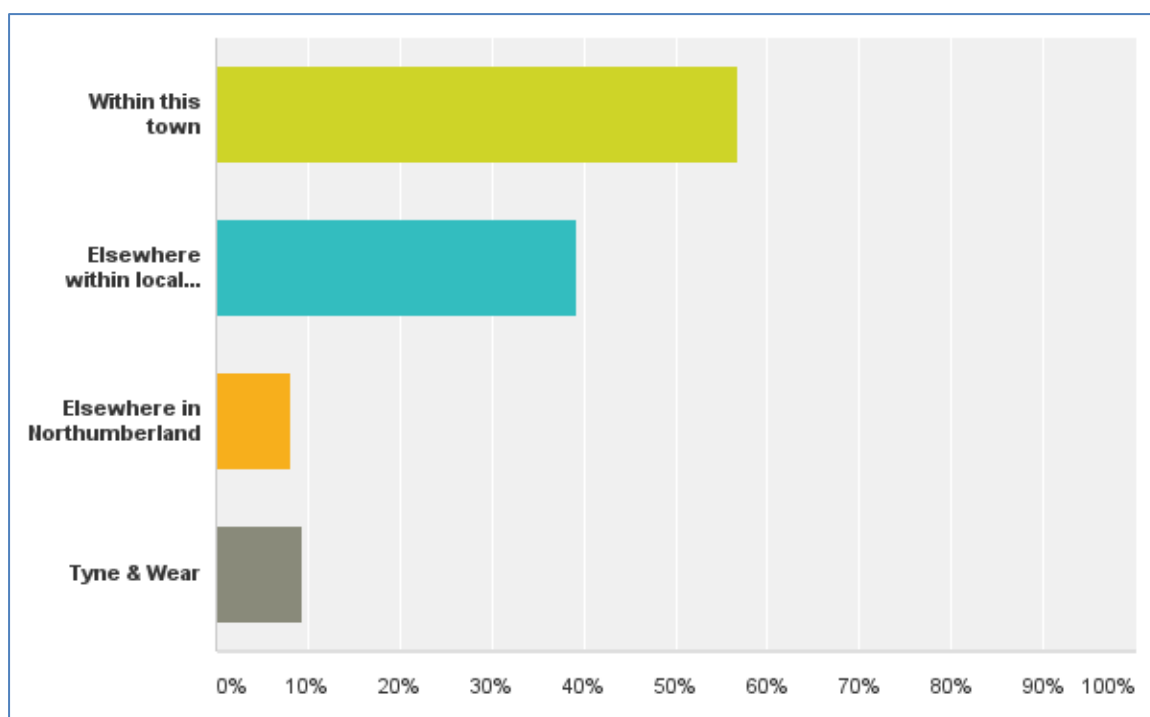
Some 40% of respondents expect to take alternative or additional premises within the next two years and a further 15% in 3-5 years. Of those expecting to take premises in the next 5 years some 77% are based in the County's eleven main towns and 23% in the service centres. Morpeth, Blyth and Ashington have the highest number of firms expecting to take premises.



When asked how much space they wanted, 55% of those businesses that need space want premises of less than 250 sq m but there is a full range of sizes required from less than 50 sq m to greater than 5,000 sq m. The majority of firms with requirements for industrial units of over 1,000 sq m were based in towns within South East Northumberland.



Most businesses that have a premises requirement want to remain in the town in which they are currently situated or within the local area even when there is limited property available in that location. The availability of suitable premises is only one of a range of factors that determine where businesses would like to locate. For larger firms proximity to a labour force of sufficient size and quality will be important. But for small businesses in small settlements, accessibility for individual staff becomes more important.



Businesses were asked to rate various factors according to one of five categories: Excellent, Good, Satisfactory, Poor or Very Poor. At the top of list was quality of life which 67% rated as excellent or good. Companies do like being in Northumberland, and will put up with a range of



frustrations rather than relocate. The quality of the premises and the area surrounding the premises was also rated as excellent or good by a majority of respondents.

At the other end of the scale 43% of respondents regarded the quality of IT infrastructure (broadband and mobile connectivity) as poor or very poor; 41% rated public transport accessibility as poor / very poor; and for 32% the skills and qualifications of the local labour supply was poor / very poor.

When asked to identify issues that they considered as obstacles to expansion of their businesses, the cost of premises came out as the obstacle facing the greatest number of businesses with 50% regarding it as a major obstacle and a further 30% regarding it as a minor obstacle. In remoter areas low population can mean a restricted market and lower turnover for some businesses. The cost of premises therefore (i.e. their rents, their rates) can represent a larger proportion of business costs.

Broadband connectivity continues to be regarded as an obstacle. Some businesses would like to see fibre-optic broadband, others just want reliability. Mobile phone coverage is also a problem in parts of the County.

Finding premises of a suitable size or specification is an issue. The range of available accommodation in many places is limited, so finding premises of an appropriate size and specification, where businesses want to locate, can be difficult. Two-thirds of businesses that regarded both these issues as major obstacles were based in the Main Towns, but these businesses were distributed throughout the County with broadly similar numbers in each delivery area.

Lack of access to grant assistance for business growth, and lack of help to develop new markets are regarded as obstacles to expansion by several firms; there is a feeling that assistance is being skewed towards inward investors rather than supporting the growth of indigenous firms.

The capacity of the A1 is not only a regional issue, Northumberland businesses have their own frustrations. Suppliers are reluctant to deliver to the Berwick area and hauliers struggle to win contracts outside the region because long journey times add directly to their costs. Going south out of Northumberland by car is described as “a nightmare” at certain times of day.

Interestingly, market conditions which featured as a major obstacle to business expansion at the time of the 2011 Employment Land Review are now regarded by 78% of respondents as either no obstacle or a minor obstacle.



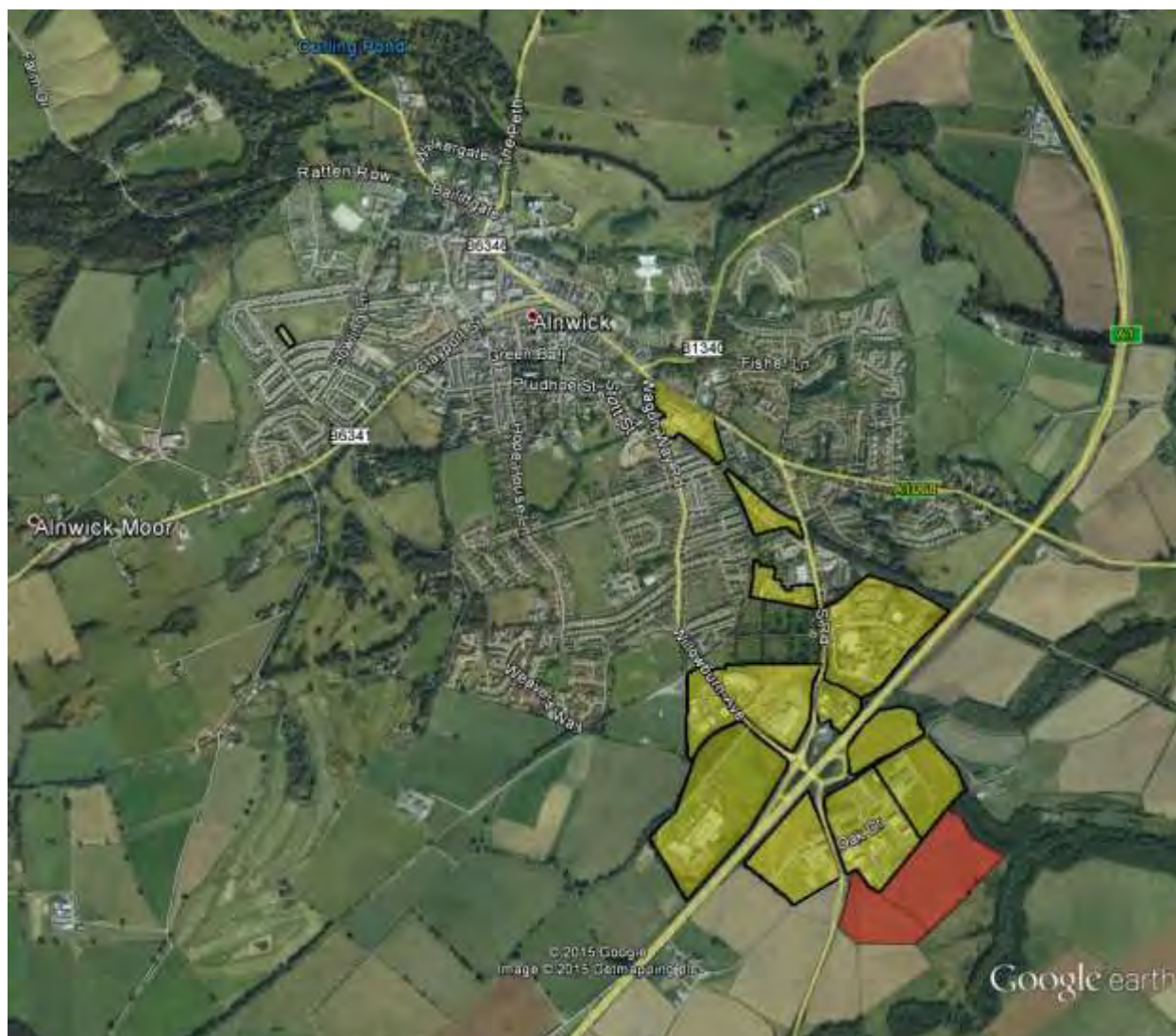
## **6 Report Format**

The following chapters assess the market for employment premises on a settlement by settlement basis. These settlements are ordered by Delivery Area and then distinguished between Main Towns, Service Centres and other settlements as outlined in section 3 above. Each chapter follows a common format.

The conclusion provides an overview of the market for employment premises within the LEP area. We aggregate our research of each of the local markets to give a brief overview of the County, to compare the headline indicators for the various settlements and to review whether in broad terms the principal recommendations of the ELR are appropriate.



## ALNWICK



### 1. INTRODUCTION

#### 1.1 The Town

Alnwick is a market town in North Northumberland with a population of around 8,000.

Alnwick is situated 34 miles north of Newcastle, 19 miles north of Morpeth and 30 miles south of Berwick. The A1 skirts the east side of the town. Alnmouth Station on the East Coast Mainline Railway is 3 miles south-east of the town.

#### 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Alnwick and the surrounding area. These sites are allocated in an existing development plan but there are employment operations in the County beyond this portfolio.



| Estate                                   | Ref |
|--|-----|
| Alnwick – Station                        | A01 |
| Alnwick – South Road                     | A02 |
| Alnwick – Sawmill                        | A03 |
| Alnwick - Willowburn                     | A04 |
| Alnwick – Willowtree                     | A05 |
| Alnwick – Willowburn Avenue              | A06 |
| Alnwick – St Thomas' Close               | A07 |
| Alnwick – Greensfield Park               | A13 |
| Alnwick - Lionheart Enterprise Park      | A15 |
| Alnwick – Hotspur Park                   | A16 |
| Alnwick – West Cawledge                  | A17 |
| Alnwick - Lionheart Enterprise Park Ph 2 | A18 |
| Alnwick – Greensfield Moor               | A19 |
| Rennington - Lee Moor Farm               | A20 |

The town's industrial estates stretch out from the town centre to the A1. The older estates closest to the town centre adjoin the route of a now dismantled railway and are typically in mixed use areas. The newest estates are to the east of the A1 dual carriageway where they are separated from housing areas. It should be noted that some of Alnwick's employment areas have limited B class uses, being home to a range of commercial uses, including retail and leisure.

Our analysis of VOA data identifies an additional concentration of employment premises at Lesbury, briefly described below:

- Hawkhill Business Park: stone farm buildings owned by Northumberland Estates, 3 miles east of Alnwick, which have been converted to provide small industrial and office units set around a courtyard.

The table below summarises the views of 9 respondents to the business survey based in Alnwick.

| How would you rate:                | Excellent | Good | Satisfactory | Poor | Very Poor |
|------------------------------------|-----------|------|--------------|------|-----------|
| The quality of your premises       | 2         | 6    | 1            |      |           |
| The area surrounding your premises | 1         | 6    | 2            |      |           |





|  |   |   |   |   |   |
|--|---|---|---|---|---|
| The quality of life  | 3 | 4 | 1 |   |   |
| Availability of housing for employees                      | 1 | 3 | 4 |   |   |
| Quality of local road network                              |   | 2 | 2 | 4 | 1 |
| Public transport accessibility                             |   |   | 6 | 3 |   |
| Skills & qualifications of the available labour supply     | 1 | 1 | 2 | 3 |   |
| Access to your customers                                   |   | 2 | 5 |   | 1 |
| Access to supply chains                                    |   | 2 | 4 | 1 |   |
| Access to ports / airports                                 |   | 1 | 6 |   | 1 |
| Quality of IT infrastructure (broadband / mobile coverage) |   | 4 | 1 | 3 |   |
| Quality of utilities infrastructure                        |   | 4 | 4 |   |   |

The quality of life, quality of premises and surrounding area and availability of housing were typically highly rated; but the local road network, public transport, labour supply and IT infrastructure were regarded by a significant proportion of respondents as being poor. Arch notes that companies do have problems recruiting labour in the town with engineering and sales positions especially hard to fill. The relatively small population of the town does limit the overall capacity for growth in its employment base.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses the 14 existing employment areas set out above and rates the quality of St Thomas' Close and Lee Moor Farm as "Lower", the town's older estates Station, South Road and Sawmill as "Average" and the modern estates close to the junction with the A1 as "Higher". West Cawledge an undeveloped site which has no infrastructure is rated as "Average".

The ELR proposes that the existing employment policy protection afforded to three existing sites should be removed. The employment offer at A01 Alnwick Station and A16 Hotspur Park had been considerably diluted by non-employment uses, and units at A07 St Thomas' Close had been vacant since 2005. The Employment Sites Schedule (March 2014) identifies that all six units at St Thomas' Close are now occupied.

The ELR identified only 6.4ha of available employment land in Alnwick, primarily at West Cawledge (A17), Lionheart Enterprise Park Phase 2 (A18) and Greensfield Moor (A19). It is recommended that these sites should be retained and protected for employment use along with the other smaller allocations in and around the town.

Regarding the need for future additional requirements, the ELR perceived a general lack of demand for industrial units other than from indigenous occupiers looking for small-medium sized units of no more than 10,000 sq ft. It is considered that once sites A17, A18 and A19 have been built out, there would be a need for an allocation of perhaps 10ha for industrial uses in the longer term if demand is proven.





As regards office demand, the ELR noted concern regarding the high levels of vacancies at Cawledge Business Park and in the current economic climate regarded it unlikely that further speculative out-of-centre office development would be viable given the weak market demand and the presence of cheaper accommodation in the town centre, hence no further B1 office allocation is considered necessary.

To accommodate an additional allocation of around 10 ha, eleven sites have been considered by the ELR. Of these, two (ELR 11 and ELR 12) are regarded as potential reserve sites that could be brought forward if demand for B2 in the longer term justifies further allocations. These are alternatives and the ELR anticipates that only one might be required during the period to 2030. ELR 11 (9.0 ha) would be a southern extension of A19 Greensfield Moor; ELR 12 (10.7 ha) would be a south-eastern extension of A15 Lionheart Enterprise Park.

#### **1.4 Findings of Workshop for Agents and Developers**

Agents recognised that demand for employment land and premises is stronger in Alnwick than in other towns in the Northern Delivery Area, given its location relatively close to Tyneside and the good quality of life the town can offer. There has been some recent market activity; and the offices at Cawledge are now nearly fully occupied. The established office market is in the town centre where old buildings provide cheap space. Though businesses want their new space with their own front door they have been unwilling to pay the higher levels of rent required to enable viable development to take place, in this respect the recession and falling rental values have helped tenants by providing new space at rents below those at which it is viable to build.

Internet connectivity is now a critical issue with businesses prepared to relocate if fast broadband is not available. Alnwick's upgraded broadband should be in place by September 2015.

In common with other market towns with a rural catchment area, local demand for employment uses (B1, B2 & B8) is limited; but industrial estates are preferred location for a range of non-employment uses such as agricultural plant sales and hire, agricultural merchants, car showrooms and household waste recovery, that cannot be easily accommodated elsewhere. Planning policies should not be overly prescriptive in allocating land for (B1, B2 & B8); they should be flexible enough to accommodate such uses. But equally thought should be given to re-categorising some former employment sites where B-class uses are in a minority.

Some stock on estates to the west of the A1 is viewed as obsolete and would be difficult to let/sell. There is also a perceived lack of smaller, supported industrial units in the town. For the foreseeable future, development activity will be restricted to bespoke development on serviced plots on established industrial estates. Development is not being held back by lack of sites but by viability, with occupiers unwilling to pay the rents and values required to enable viable development. In areas of limited market demand empty rates are a further barrier to speculative development. It will be more viable to refurbish existing stock than to build new e.g. strip back to frame and reclad.



The continuous dualling of the A1 between Morpeth and Alnwick would have a positive impact on employment markets. There is no immediate requirement for more land allocations, but in the latter part of the plan period some more land may be required and extending Lionheart is preferred option.



## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 169 industrial hereditaments within Alnwick and the surrounding NE66 postcode area. This represents 6.1% of the County's industrial premises, and 3.2% of the total floorspace, indicating the relatively small size of units in this part of the County. Some 55% of units are on the town's industrial estates, 15% elsewhere in the town and 30% within the surrounding countryside and villages.

| Estate           | Ref        | Industrial Units (sq m) |           |           |           |            |             |             |          |            |
|------------------|------------|-------------------------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|                  |            | < 50                    | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL      |
| Station          | A01        | 1                       | 0         | 1         | 4         | 2          | 1           | 0           | 0        | 9          |
| South Road       | A02        | 0                       | 0         | 1         | 3         | 0          | 0           | 0           | 0        | 4          |
| Sawmill          | A03        | 0                       | 3         | 6         | 3         | 0          | 0           | 0           | 0        | 12         |
| Willowburn       | A04        | 0                       | 0         | 4         | 0         | 5          | 1           | 1           | 1        | 12         |
| Willowtree       | A05        | 0                       | 2         | 8         | 3         | 0          | 0           | 0           | 0        | 13         |
| St Thomas Close  | A07        | 0                       | 4         | 1         | 0         | 0          | 0           | 0           | 0        | 5          |
| Greensfield Park | A13        | 0                       | 0         | 2         | 1         | 2          | 0           | 0           | 0        | 5          |
| Lionheart BP     | A15<br>A18 | 0                       | 1         | 14        | 9         | 6          | 2           | 1           | 0        | 33         |
| Other Alnwick    |            | 4                       | 9         | 7         | 3         | 4          | 0           | 0           | 0        | 25         |
| Lee Moor BP      | A20        | 0                       | 5         | 1         | 1         | 0          | 0           | 0           | 0        | 7          |
| Hawkhill B P     |            | 0                       | 2         | 3         | 1         | 0          | 0           | 0           | 0        | 6          |
| Other NE66       |            | 8                       | 4         | 16        | 6         | 2          | 0           | 0           | 0        | 38         |
| <b>TOTAL</b>     |            | <b>13</b>               | <b>30</b> | <b>64</b> | <b>34</b> | <b>21</b>  | <b>4</b>    | <b>2</b>    | <b>1</b> | <b>169</b> |

### 2.2 Availability

Databases of available premises identify that 6 properties are currently on the market in Alnwick and the surrounding area. This represents 2.4% of the County's available industrial premises, and 0.7% of the total floorspace. Half of these available units are on Willowtree Industrial Estate.

| Building | Address       | Size (sq m) | Asking Rent / Price | Date on Market | Comments  |
|----------|---------------|-------------|---------------------|----------------|-----------|
| Unit 1c  | Willowtree IE | 124         | To let              | Dec 2014       | £3.67 psf |
| Unit 4b  | Willowtree IE | 137         | To let              | Oct 2014       | £6.66 psf |
| Unit 5a  | Willowtree IE | 78          | To let              |                | £6.81 psf |
| Unit 6   | Hotspur Court | 139         | To let              | Apr 2011       | £5.75 psf |
| Unit 7   | Lidgate Crest | 108         | To let              | Jun 2014       | £5.15 psf |



|                  |                        |     |                      |  |                  |
|------------------|------------------------|-----|----------------------|--|------------------|
| James McLean Ltd | Willowburn Trading Est | 600 | For Sale<br>£750,000 |  | £116 psf capital |
|------------------|------------------------|-----|----------------------|--|------------------|

## 2.3 Demand

The table below compares the size of available industrial units against the stock as a whole. We have restricted this analysis to units in the town itself; in the surrounding area more localised markets mean that the availability of property is more likely to go unreported. It should also be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded.

|                            | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|----------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                            | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Industrial Units  | 5                | 19       | 44        | 26        | 19         | 4           | 2           | 1      | 118   |
| Available Industrial Units | 0                | 1        | 4         | 0         | 1          | 0           | 0           | 0      | 6     |
| Vacancy Rate %             | 0.0%             | 5.3%     | 9.1%      | 0.0%      | 5.3%       | 0.0%        | 0.0%        | 0.0%   | 5.1%  |

The overall vacancy rate of 5.1% suggests that the market is broadly in equilibrium. The vacancy rate is highest amongst units of 100-250 sq m but this relates to just four units so cannot be taken as an indicator of oversupply. Whilst there is little immediate pressure to develop more industrial stock within Alnwick, additional capacity is required over the plan period.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 39 reported transactions in Alnwick involving 9,893 sq m of floorspace (detailed in appendix 4). This represents 5.4% of all deals reported in Northumberland, which is broadly comparable with the town’s proportion of the stock – 6.1%, suggesting that market activity has not been constrained.

All the reported deals date from 2006 or later; prior to this lack of reporting makes market activity unclear. Nearly half of the reported transactions relate to the lettings of 17 new units at Hotspur Court, Lionheart Business Park. This scheme was constructed in 2008 and was let over the following three years. Recent lettings here have been achieved in 10 months but on the town’s older industrial estates such as Willowtree marketing period of 2 years or more are still typical. These prolonged marketing periods are evidence of the low levels of demand over recent years.



Nine businesses in Alnwick responded to the survey, of which 3 occupy industrial or warehouse premises. Two of the three plan to take alternative or additional premises in the next two years. The first, whose existing premises are too small, requires warehouse space of 100-250 sq m in Alnwick. The other required an additional warehouse in the Borders.

For the business with the Alnwick requirement major obstacles to business expansion are finding suitable premises, the cost of premises, the costs of development, planning policies and broadband connectivity.

As a small market town serving a wide rural catchment area, Alnwick has a mix of local, national and international businesses. The recent development of terraced industrial units at Hotspur Court has attracted local businesses on leases of 5 years. The largest industrial premises are Hardy & Greys fishing tackle manufacturers and the Covance R&D centre at Willowburn Avenue which has been extended in the past but still has substantial expansion land. There has been some consolidation in the pharmaceutical sector but NECC consider that Northumberland may be able to benefit from this as it can easily accommodate merging facilities given the availability of expansion land.

Several premises on Willowburn Trading Estate have also been extended and whilst the larger factories now have limited on-site expansion opportunities, others on the estate have large yards which could allow further extensions.

## **2.4 Rents, Yields & Viability**

At Hotspur Court units of 1500 sq ft / 139 sq m are offered to let on FRI terms off asking rents of £5.75 psf. At Willowtree Industrial Estate units of 840 sq ft / 78 sq m are offered to let on IRI terms off asking rents of £6.80 per sq ft. These levels of rent for small units are evidence of the good levels of demand in Alnwick for small industrial units.

The VOA tone ranges from around £1 to £4 per sq ft depending on size and specification. The highest rents have been applied to units at Lionheart Enterprise Park.

Rental levels have allowed speculative development of terraced industrial units at the height of the market when the volume of demand for from local businesses was greater than it is now. A shortage of development opportunities at Morpeth, may have also helped to consolidate this demand in Alnwick. Longer void periods will undermine the viability of speculative industrial development in the short term. However much of the land around Alnwick is owned by Northumberland Estates, which as an owner and property investor will be able to develop off lower rents than a developer bearing the additional cost of land purchase. In the past Northumberland Estates has brought forward developments on a joint venture basis (e.g. with City & Northern at Hotspur Court) which has enabled costs and risks to be reduced.

The majority of industrial occupiers in Alnwick are local businesses operating from a single unit, but the town has attracted national companies requiring trade counter units such as Plumb



Centre, MKM Building Supplies, Lord Tool Hire, Howdens Joinery etc. To investors local companies provide poor covenant strength and this is reflected in higher yields limiting the capital value of new development. Trade counter units let to national companies provide stronger covenants and if these can be secured as tenants the overall viability of a development can be improved. The development of larger units in Alnwick will for the foreseeable future require pre-lets or bespoke development. Such bespoke development need not reflect market rents. The occupier pays the cost of construction or a rent derived therefrom, which would be higher than the market rent. As cost is greater than value the property will not be adequate security for financing the cost of construction and alternative forms of financing will be required.



### 3. OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 126 office hereditaments within Alnwick and the wider NE66 postcode area. This represents 8.5% of the County's office premises, and 7.7% of the total floorspace, indicating the relatively small size of units in this part of the County. Nearly half the office units are in the Alnwick town centre; these are largely in old buildings in the historic core of the town. A further 28% of units are purpose built office premises situated on the estates and business parks on the south-eastern edge of the town. Outside the urban area a further 18% of the office stock represents accommodation in converted farm buildings at Lee Moor and Hawkhill Business Parks.

| Estate           | Ref | Units     |           |           |           |            |             |             |          | TOTAL      |
|------------------|-----|-----------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|                  |     | < 50      | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |            |
| Town Centre      |     | 26        | 11        | 14        | 8         | 2          | 1           | 0           | 0        | 62         |
| Station          | A01 | 1         | 1         | 0         | 0         | 0          | 0           | 0           | 0        | 2          |
| Willowburn       | A04 | 0         | 0         | 1         | 0         | 0          | 1           | 0           | 0        | 2          |
| Greensfield Park | A13 | 2         | 5         | 2         | 1         | 0          | 0           | 0           | 0        | 10         |
| Lionheart BP     | A15 | 0         | 0         | 0         | 0         | 1          | 0           | 0           | 0        | 1          |
| Greensfield Moor | A19 | 9         | 3         | 10        | 0         | 0          | 0           | 0           | 0        | 22         |
| Lee Moor BP      | A20 | 10        | 6         | 0         | 0         | 0          | 0           | 0           | 0        | 16         |
| Hawkhill B P     |     | 5         | 0         | 1         | 1         | 0          | 0           | 0           | 0        | 7          |
| Other NE66       |     | 2         | 0         | 2         | 0         | 0          | 0           | 0           | 0        | 4          |
| <b>TOTAL</b>     |     | <b>55</b> | <b>26</b> | <b>30</b> | <b>10</b> | <b>3</b>   | <b>2</b>    | <b>0</b>    | <b>0</b> | <b>126</b> |

#### 3.2 Availability

Databases of available premises identify 10 office properties in Alnwick comprising 2844 sq m. This represents 5.3% of the County's available office premises, and 5.6% of the total floorspace. Amongst these available properties are new offices at Cawledge Business Park (A19 Greensfield Moor) as well as offices within the historic town centre. Asking rents range from £3.70 per sq ft for 100 sq m on Bondgate, reflecting the age, poor specification and low quality of accommodation, to £10 per sq ft for 224 sq m of new, good specification space at Cawledge.

#### 3.3 Demand

The table below compares the size of available office units against the stock as a whole. We have restricted this analysis to units in the town itself; in the surrounding area more localised markets mean that the availability of property is more likely to go unreported. Similarly the smallest units may also not be marketed on national property databases.



|                        | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                        | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of office Units  | 38               | 20       | 27        | 9         | 3          | 2           | 0           | 0      | 99    |
| Available office Units | 1                | 1        | 4         | 2         | 2          | 0           | 0           | 0      | 10    |
| Vacancy Rate %         | 2.6%             | 5.0%     | 14.8%     | 22.2%     | 66.7%      | 0           | 0           | 0      | 10.1% |

The overall vacancy rate of 10% suggests that the market is broadly in equilibrium. However amongst mid-sized units (size bands 100 – 1,000 sq m) the vacancy rate is more substantial and though the numbers of units involved are relatively small this does indicate that there is limited demand for larger units within the office market in Alnwick.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 some 22 transactions have been reported in Alnwick involving 7,417 sq m of floorspace (detailed in appendix 5). This represents 8.8% of all deals reported in Northumberland, which corresponds with town’s proportion of the County’s office stock – 8.5%, suggesting that the market is not constrained.

All the reported deals date from 2008 or later; lack of reporting prior to this makes the extent of market activity unclear. Nine of the transactions are lettings of new units at Cawledge Business Park, the remainder relate to town centre offices. The first 12 offices at Cawledge Business Park were completed in 2007 / 2008. Letting activity was undoubtedly hampered by the prolonged economic downturn but even 6 years later, units remain unoccupied, which points to oversupply in this sector of the market. Land for further phases of office development at the business park remains undeveloped. Office rents will need to exceed their 2007 levels before further phases of speculative office development could take place. This is unlikely in the short and medium term; sustained economic growth would be required to enable a resumption of speculative office development within the plan period. Though identifying some small plots to accommodate bespoke requirements should be considered.

Marketing periods of units at Cawledge have ranged from 2 to 6 years, this compares to periods of up to 18 months for offices in the town centre. Marketing periods of over two years are clear evidence of oversupply / weak demand. Whilst there is demand for offices in both locations the market is stronger in the town centre, which provides a range of complementary services.





Alnwick has a limited professional services base which is still largely situated in the town centre; the majority of office transactions involve lettings to small businesses serving the local area. This constrains the overall scale of demand and makes the market cost sensitive.

Ten businesses in Alnwick responded to the survey, of which 4 are office based and 2 work from home. All are local businesses, one has a head office in Wooler, but their customer base varies from the local, to national and, for a translation company, international. Of these six, three planned to take alternative or additional premises in the next two years and one in 3 -5 years. One of these requires premises in Tyne & Wear, but the other three wanted to stay in Alnwick or the local area. The two home based businesses did not envisage a requirement for premises in the next 5 years, but may provide a source of demand for small units in the longer term. The unit sizes required are summarised in the table below.

|                     | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|---------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                     | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Office Requirements | 1                | 1        | 2         | 0         | 0          | 0           | 0           | 0      | 4     |

For these businesses the most frequently cited major obstacles to business expansion are the cost of premises, access to motorway network and broadband connectivity. Roadworks and the single carriageway sections of the A1 are particular frustrations. But there was also frustration for businesses that serve a predominantly local market, that costs of premises represent a high proportion of business costs and that the Council could assist by providing lower cost premises to aid economic development in North Northumberland. One Alnwick based business commented that the focus of economic development assistance appeared to be weighted towards the South East Delivery Area.

### 3.4 Rents, Yields & Viability

New office accommodation at Cawledge Business Park was initially being marketed at asking rents of £12.50 per sq ft. Early lettings achieved £9 per sq ft, but as marketing periods became extended much softer deals have been agreed with some lettings at just £4 per sq ft. In the town centre there is a broader range of offices in terms of size and specification. Rents here are generally between £5 and £9.50 per sq ft.

The VOA rental tone does not reflect the collapse in values at Cawledge where rents of £8 - £9 psf compare to £5 - £7 psf in the town centre.



The majority of office occupiers in Alnwick are local businesses operating from a single unit. To investors local companies provide poor covenant strength and this is reflected in higher yields limiting the capital value of new development.

Much of the land around Alnwick is owned by Northumberland Estates, which as an owner and property investor is able to develop off lower rents than a developer bearing the additional cost of land purchase and seeking to recover development costs on sale of the completed development, rather than looking at the long term income stream from the development. As a result, Alnwick has an advantage over comparable towns as development of employment premises can be achieved at lower rental values. In the past Northumberland Estates has brought forward developments on a joint venture basis which has enabled costs and risks to be reduced. Although Northumberland Estates is not a typical developer recent history illustrates the very weak market for out-of-town offices in Alnwick and further development, even for Northumberland Estates is unlikely to be viable until rental values have recovered to around £12 per sq ft and the overhang of empty space has cleared.



## 4. EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Alnwick as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014).

| Estate                                 | Estate Ref | Total Area (ha) | Available Area (ha) |
|--|------------|-----------------|---------------------|
| Alnwick - Station                      | A01        | 2.47            | 0                   |
| Alnwick - South Road                   | A02        | 1.77            | 0                   |
| Alnwick - Sawmill                      | A03        | 1.59            | 0.44                |
| Alnwick - Willowburn                   | A04        | 9.60            | 0                   |
| Alnwick - Willowtree                   | A05        | 1.67            | 0.35                |
| Alnwick - Willowburn Avenue            | A06        | 12.31           | 0                   |
| Alnwick - St Thomas' Close             | A07        | 0.18            | 0                   |
| Alnwick - Greensfield Park             | A13        | 2.54            | 0                   |
| Alnwick - Lionheart Business Park      | A15        | 7.01            | 0.42                |
| Alnwick - Hotspur Park                 | A16        | 6.09            | 0.29                |
| Alnwick - West Cawledge                | A17        | 2.88            | 2.88                |
| Alnwick - Lionheart Business Park Ph 2 | A18        | 4.66            | 1.93                |
| Alnwick - Greensfield Moor             | A19        | 5.60            | 2.23                |
| Rennington – Lee Moor Farm             | A20        | 0.60            | 0                   |
| <b>Total</b>                           |            | <b>58.97</b>    | <b>8.25</b>         |

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. Extensions to buildings are excluded.

Take-up of employment land over this 16 year period has totalled 17.68 ha, however this figure includes take-up for uses such as supermarkets, retail warehouses, a leisure centre and various sui generis uses. Disregarding these non-employment uses, take-up reduces to 6.86 ha, of which just 2.14 ha has been for office development.

Take-up in Alnwick may have been boosted by the lack of opportunities for development in Morpeth 19 miles to the south. The construction of the Morpeth Northern Bypass, which is to commence in 2015 will improve access to allocated employment sites at Northgate, allowing Morpeth to retain more employment requirements.



| Estate                      | Site Ref | Building Area (sq m) | Land Area (ha) | Comments                     |
|-----------------------------|----------|----------------------|----------------|------------------------------|
| Alnwick - Station           | A01/02   | 324                  | 0.92           | Lidl Supermarket             |
| Alnwick - Willowburn        | A04/07   | 918                  | 0.72           | DEFRA Offices                |
|                             | A04/13   | 85                   | 0.08           | Car Sales (sui generis)      |
| Alnwick - Greensfield Park  | A13/02.3 | 428                  | 0.08           | Offices                      |
|                             | A13/05   | 930                  | 0.32           | Car Showroom (sui generis )  |
| Alnwick - Lionheart         | A15/02   | 612                  | 0.66           | Waste Recovery Centre (s g)  |
|                             | A15/03   | 611                  | 0.35           | Offices                      |
|                             | A15/04   | 280                  | 0.29           | Coach depot (sui generis)    |
|                             | A15/05   | 1360                 | 0.62           | Trade Counter                |
|                             | A15/06   | 878                  | 0.69           | Workshop / showroom          |
|                             | A15/07   | 732                  | 0.32           | Agricultural equipment (s g) |
|                             | A15/08   | 908                  | 0.32           | Trade Counter                |
|                             | A15/09   | 0                    | 0.22           | Car Storage (B8)             |
|                             | A15/10   | 700                  | 0.37           | Car Showroom (sui generis)   |
|                             | A15/11   | 541                  | 0.20           | Compound                     |
|                             | A15/12   | 1008                 | 0.69           | Compound                     |
| Alnwick - Hotspur Park      | A16/01   | 8536                 | 4.16           | Retail Warehouses (A1)       |
|                             | A16/02   | 3000                 | 1.44           | Leisure Centre (D2)          |
| Alnwick - Lionheart Phase 2 | A18/03   | 1765                 | 0.45           | Industrial (B2)              |
|                             | A18/04   | 942                  | 0.49           | Warehouse (B8)               |
|                             | A18/06   | 3901                 | 1.24           | Hotspur Court workshops      |
| Alnwick - Greensfield Moor  | A19/01   | 279                  | 0.99           | Motorway services (s g)      |
|                             | A19/02   | 2600                 | 0.79           | Linnet Court offices (B1)    |
|                             | A19/03   | 2729                 | 1.27           | Hotel / Pub (C1 / A3)        |
| <b>Total</b>                |          | <b>34,067</b>        | <b>17.68</b>   |                              |

### 4.3 Implied Supply

In the 16 year period since 1999, 6.86 hectares have been taken-up for employment purposes. This equates to 0.43 ha per annum. On this basis the 8.54 hectares of available employment land would be sufficient for 20 years. However as noted above, flexible planning policies have allowed other commercial development that cannot be accommodated in the town centre, to be built in the town's employment areas. Past take-up of employment land for all uses totals 17.68 ha over a 16 year period or 1.11 ha per annum. On this basis currently available land is sufficient for only 7 years and a further 4 ha would be required for the 15 year period of the Local Plan. However, it is questionable whether some of the more land hungry developments such as the leisure centre and retail park which have happened over the past 16 years will be repeated.



#### 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| Estate                                 | Site Ref | Area (ha)   | IA / RP | BF / GF | < 2 km from SHN |
|--|----------|-------------|---------|---------|-----------------|
| Alnwick - Sawmill                      | A03/06   | 0.13        | IA      | BF      | Y               |
|  | A03/07   | 0.10        | IA      | BF      | Y               |
|  | A03/A    | 0.21        | RP      | BF      | Y               |
| Alnwick - Willowtree                   | A05/A    | 0.35        | RP      | GF      | Y               |
| Alnwick - Lionheart Business Park      | A15/A    | 0.42        | IA      | GF      | Y               |
| Alnwick - Hotspur Park                 | A16      | 0.29        | IA      | GF      | Y               |
| Alnwick - West Cawledge                | A17      | 2.88        | RP      | GF      | Y               |
| Alnwick - Lionheart Business Park Ph 2 | A18/01   | 0.55        | IA      | GF      | Y               |
|  | A18/02   | 0.70        | IA      | GF      | Y               |
|  | A18/05   | 0.68        | IA      | GF      | Y               |
| Alnwick - Greensfield Moor             | A19/02.A | 0.54        | IA      | GF      | Y               |
|  | A19/A    | 1.69        | IA      | GF      | Y               |
| <b>Total</b>                           |          | <b>8.54</b> |         |         |                 |

Against these three key indicators of quality, seven sites comprising 4.87 ha are immediately available, greenfield and within a 2km drive of the A1. These sites will have relatively low abnormal costs of development and good demand. Six of these sites are to the east of the A1, the seventh is at Hotspur Park and has planning consent for non-food retail. Some of the plots to the east of the A1 which are ready to development and greenfield also have extant planning permissions for employment development (e.g. second phase of office park at Greenfield Moor and small industrial units on Lionheart Phase 2). At past levels of take-up these seven sites equate to 6 years supply; evidence that there is a good range of sites to meet demand in the short term. The deliverability of the remaining plot at Willowtree Industrial Estate was questioned at the developer workshop.



## 5. CONCLUSION

### 5.1 SWOT Analysis

| Strengths  | Weaknesses  |
|--|---|
| <ul style="list-style-type: none"> <li>• Well located sites offering serviced plots with low abnormal costs.</li> <li>• High quality of life and attractive area.</li> <li>• Market town relatively distant from competing centres.</li> <li>• Town dominates catchment area; vast majority of employment premises are located in the town.</li> <li>• Main employment areas adjoin junction of A1</li> <li>• Northumberland Estates can bring forward development of employment premises at a relatively low cost.</li> </ul> | <ul style="list-style-type: none"> <li>• Oversupply of out-of town offices</li> <li>• Office rents have fallen to an unviable level</li> <li>• Speculative development currently not viable without gap funding.</li> <li>• Restricted labour supply.</li> <li>• Local road access</li> <li>• Public transport services</li> <li>• IT infrastructure</li> </ul> |
| Opportunities  | Threats   |
| <ul style="list-style-type: none"> <li>• Dualling of sections of the A1 will increase capacity and reduce journey times within Northumberland.</li> <li>• Companies serving the leisure and tourism industries.</li> <li>• Broadband upgrades underway.</li> <li>• Refurbishment of older units.</li> </ul>  | <ul style="list-style-type: none"> <li>• Low catchment population could constrain demand for premises</li> <li>• Development viability</li> </ul>   |

The availability of serviced sites during an extended period of economic growth has provided Alnwick with a good stock of modern employment premises and serviced development plots. The viability of development is aided by the monopolistic position of Northumberland Estates as landowner and active developer which has the effect of reducing development costs. Even so, rental compression and an oversupply of out-of-town offices will prevent further office development until the market has further recovered.

The ELR proposed that the existing employment policy protection afforded to two employment sites be removed on the grounds that the employment offer at Alnwick Station and Hotspur Park had been considerably diluted by non-employment uses. This is appropriate. Consideration should also be given to distinguishing parts of Greenfield Moor for employment purposes and parts for roadside services uses such as the petrol station, pub/restaurant and hotel.

Having regard to the number of employment premises at Hawkhill Business Park consideration should be given to its allocation as an employment site.

The latest Employment Sites Schedule identifies that St Thomas' Close which was vacant at the time of the ELR is now occupied; it is recommended that its existing employment policy protection



should be retained, as there is some demand for starter units with business support services. Further work may be needed to establish exact requirements and possible funding streams. Rural Growth Network funding may be available to fund such premises.

The ELR underestimates the amount of land available for development in Alnwick, and on this basis proposes the allocation of a further 10 ha to ensure sufficient land over the plan period. With office rents now well below the level at which new development is viable and with limited demand for new industrial premises there will be little demand for sites in the short to medium term and any substantial development activity is unlikely until towards the end of the plan period.

The ELR shortlists two sites as future allocations. As more land will be required for industrial and warehouse development than for office development, ELR 12, the south-eastern extension of Lionheart Enterprise Park would be the more appropriate (shown shaded red on the aerial image) this also incorporates land which currently has an extant permission for a sawmill / CHP plant. On past rates of office development the remaining available plots at Greensfield Moor have sufficient capacity to accommodate office requirements for the remaining plan period. ELR 12 is larger than required for industrial / warehousing development over the plan period; and given that it is questionable if any additional allocations are required it may be appropriate to bring this forward in stages. However, it is recommended that the Council fully explores alternative options to ELR12 to ensure that future allocations best provide for need in Alnwick.





## BERWICK UPON TWEED



## 1. INTRODUCTION

### 1.1 The Town

Berwick is a coastal town, adjoining the Scottish border; with a population of around 13,000 it is the largest centre of population between Morpeth and Musselburgh. The River Tweed splits the urban area with Berwick to the north and Tweedmouth to the south. This market town serves an extensive rural catchment area.

Berwick is situated 57 miles south east of Edinburgh, 64 miles north of Newcastle and 30 miles north of Alnwick. The A1 bypass skirts the west side of the town. Berwick railway station is on the East Coast Main Line, which links Edinburgh and London Kings Cross.





## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in this area.

| Estate                           | Ref |
|----------------------------------|-----|
| Berwick – North Road             | B02 |
| Berwick – Tweedmouth             | B03 |
| Berwick – Tweedside              | B04 |
| Norham                           | B09 |
| Berwick - Ramparts Business Park | B12 |
| Berwick – NW of A689 Ord Road    | B13 |
| Berwick – Spittal Point          | B14 |

Most of Berwick's employment areas are situated to the west of the railway. The largest is the Tweedside Industrial Estate (B04) an established estate fronting the A698 Ord Road, the western part which has separate access is also known as East Ord Trading Estate. On the opposite side of Ord Road agricultural land is allocated for employment use but remains undeveloped (B13). Tweedmouth Industrial Estate (B03) is a long strip of land adjoining the railway; at Spittal Point (B14) at the mouth of the river a complex of industrial buildings has been largely demolished and identified for a mix of uses including residential development. To the north of the town, lying between the A1 and the railway, North Road Industrial Estate (B02) has been extended (B12) and is now known as Ramparts Business Park.

Other industrial premises are situated elsewhere in the Berwick and Tweedmouth urban area and scattered across the surrounding rural areas. Other than a cluster of stores at the harbour on Holy Island and four storage buildings at East Ord Farm there are no rural workspace schemes within this area.

Premises at Tweedside Industrial Estate range from the Simpsons grain storage complex, factory buildings that have been subdivided to provide smaller units including trade counters and retail warehouses and a wide range of detached buildings including car showrooms, agricultural machinery suppliers and vehicle workshops. Many of the buildings are pre-1970, with some later extensions and in-fill development. A handful of plots remain available for development, estate infrastructure and landscaping is generally of low quality. The adjoining East Ord Trading Estate is a modern estate characterised by smaller units dating from the 1980-90s.

At Tweedmouth Industrial Estate JT Dove occupies most of the floorspace, these are modern premises situated between pre-war buildings. Opposite a Council depot is an undeveloped plot used as informal parking. The estate infrastructure and landscaping is generally of low quality.



At Spittal Point poor quality pre-war buildings are arranged round an unsurfaced yard, the works beyond these have been demolished, but a chimney has been retained as a landmark at the mouth of the river.

North Road Industrial Estate was largely built out between the 1970s and 1990s. The buildings provide a range of small to mid-size units of a range of specifications. The estate infrastructure is functional. The estate was extended to the north in 2006, where Ramparts Business Park provides new office and industrial units. Premises completed as the UK economy entered recession remain vacant and plots provide opportunities for future development.

The table below summarises the views of 12 respondents to the business survey situated in Berwick.

| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               | 1         | 4    | 5            | 2    |           |
| The area surrounding your premises                         |           | 4    | 4            | 3    | 1         |
| The quality of life  | 3         | 7    | 2            |      |           |
| Availability of housing for employees                      |           | 6    | 4            | 2    |           |
| Quality of local road network                              |           | 3    | 3            | 4    | 2         |
| Public transport accessibility                             |           | 2    | 6            | 1    | 3         |
| Skills & qualifications of the available labour supply     |           | 1    | 5            | 5    |           |
| Access to your customers                                   |           | 3    | 8            | 1    |           |
| Access to supply chains                                    | 1         | 1    | 7            | 3    |           |
| Access to ports / airports                                 |           | 3    | 5            | 2    | 2         |
| Quality of IT infrastructure (broadband / mobile coverage) |           |      | 5            | 6    | 1         |
| Quality of utilities infrastructure                        |           | 2    | 7            | 3    |           |

This sample includes diverse opinions, but the quality of premises, and the quality of life, were generally rated highly; whereas the local road network, public transport, access to ports & airports and the quality of IT infrastructure were often seen as disadvantages of Berwick as a business location.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses 7 existing employment areas: North Road, Tweedmouth, Tweedside, Ramparts, North of Ord Road, Norham and Spittal Point. The first four are rated as “Higher” quality, North of Ord Road is “Average”, Norham and Spittal Point are “Poorer”. These three employment sites scored poorly in the site analysis due to a variety of constraints, with weak



demand and (in relation to Norham) an unsustainable location being particular issues; the ELR recommends their de-allocation.

| Estate                           | Ref | Role of Site  | Quality |
|----------------------------------|-----|---|---------|
| Berwick – North Road             | B02 | General B-Class Employment uses serving a local market, with associated retail and Sui Generis uses | Higher  |
| Berwick – Tweedmouth             | B03 | Part retail park, part general industrial estate  | Higher  |
| Berwick – Tweedside              | B04 | General B-Class Employment uses with some Sui Generis encroachment serving a local market           | Higher  |
| Norham                           | B09 | Rural service site, currently vacant  | Lower   |
| Berwick - Ramparts Business Park | B12 | General B-Class Employment uses serving a local market, with associated retail and Sui Generis uses | Higher  |
| Berwick – NW of A689 Ord Road    | B13 | Industrial allocation currently in agricultural use   | Average |
| Berwick – Spittal Point          | B14 | General B-Class Employment uses serving a local market  | Lower   |

The ELR considers that no further allocations are required for Berwick & Islandshire, as existing allocations have sufficient availability; demand remains uneven and highly localised for both industrial and office space; and from a sustainability and planning policy perspective, efforts should be concentrated on recycling/regenerating existing employment areas (the former Pringle factory on Tweedside Industrial Estate is specifically mentioned).

#### 1.4 Findings of Workshop for Agents and Developers

Agents commented that there has been little activity in the industrial market over several years. Demand is from indigenous local businesses that have generated some enquiries for small freehold industrial units and trade counter units. The largest occupiers are grain processing businesses; prospects for growth in this sector are limited. A proposal by a food manufacturer on Tweedside Industrial estate to build a new facility was mothballed during the recession and has not been revived but this company did relocate some production lines to Berwick. Tweedside Industrial Estate has vacant buildings which could accommodate any further expansion of these facilities. But if larger employers were to go, there would be no demand for their buildings. The western part of the former Pringles factory which is difficult to subdivide or adapt to meet market requirements has been vacant for a many years but redevelopment of this site for employment use will not be viable without substantial subsidy.

Demand for offices has remained focussed in the town centre despite the new stock developed at Ramparts Business Park. In the town centre the redevelopment of the Kwik Save site for office use has secured a firm agreement from one tenant. Over the last 3-6 months there has at last been a pick-up in demand for the vacant offices at Ramparts, not for office use, but for hybrid uses including storage and sales. Flexible planning policies that allow alternative uses would



assist in the addressing of this oversupply. There is greater demand for freeholds than for lettings and rents have fallen to less than half their 2008 level; demand has been so weak that the developer is now prepared to sell units at the cost of their construction, effectively conceding any profit of recovery of costs of finance on this development. The developer is also prepared to dispose of land that it was holding for further phases of office development. This is effectively the market signalling that development, either bespoke or speculative, is not viable within the foreseeable future.

In common with other market towns with a rural catchment area, local demand for employment uses (B1, B2 & B8) is limited; but industrial estates do suit a range of non-employment uses such as agricultural plant sales and hire, agricultural merchants, car showrooms and household waste recovery. Planning policies should not be overly prescriptive in allocating land for (B1, B2 & B8); allocations should be flexible enough to accommodate such uses.

For the foreseeable future, development activity will be restricted to bespoke development on serviced plots on established industrial estates. Development is not being held back by lack of site but by viability, with occupiers unwilling to pay the rents and values required to enable viable development. In areas of limited market demand empty rates are a further barrier to speculative development.

Spittal is not required for employment, nor is North of Ord Road as it lacks infrastructure. No grants are available for development.



## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 246 industrial hereditaments within the TD15 postcode area comprising 121,732 sq m. This represents 8.9% of the County's industrial premises, and 6.9% of the total floorspace; it is the fifth largest town in the County in terms of floorspace. Of the 193 hereditaments 78% are in Berwick / Tweedmouth, 11% on Holy Island and the remaining 11% elsewhere. Some 79% of hereditaments are less than 500 sq m (5,400 sq ft). Within Berwick there is a broad range of unit sizes with some of the largest premises used for grain storage and processing.

| Estate                 | Ref       | Units     |           |           |           |            |             |             |          |            |
|------------------------|-----------|-----------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|                        |           | < 50      | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL      |
| Ramparts Business Park | B02 / B12 | 3         | 23        | 23        | 11        | 7          | 4           | 0           | 0        | 71         |
| Tweedmouth             | B03       | 0         | 0         | 0         | 2         | 0          | 0           | 1           | 0        | 3          |
| Tweedside              | B04       | 4         | 6         | 8         | 4         | 10         | 5           | 1           | 4        | 42         |
| NW of Ord Road         | B13       | 0         | 0         | 0         | 0         | 0          | 0           | 0           | 0        | 0          |
| Spittal Point          | B14       | 0         | 1         | 5         | 3         | 2          | 2           | 0           | 0        | 13         |
| Elsewhere in Berwick   |           | 13        | 10        | 16        | 15        | 6          | 2           | 2           | 0        | 64         |
| Holy Island            |           | 25        | 1         | 0         | 0         | 1          | 0           | 0           | 0        | 27         |
| Elsewhere in TD15      |           | 7         | 3         | 8         | 4         | 2          | 2           | 0           | 0        | 26         |
| <b>TOTAL</b>           |           | <b>52</b> | <b>44</b> | <b>60</b> | <b>39</b> | <b>28</b>  | <b>15</b>   | <b>4</b>    | <b>4</b> | <b>246</b> |

### Availability

Databases of available premises identify 14 properties in Berwick (see Appendix 2). The majority of these are modern units. Older and larger units on Tweedside Industrial Estate are struggling to find occupiers and have been on the market for nearly three years, see table below. There are also premises such as part of the former Pringle factory which are obsolete and which are no longer being marketed.

| Address                     | Size | Asking Rent       |           | Date on Market | Comments                |
|-----------------------------|------|-------------------|-----------|----------------|-------------------------|
|                             | sq m | £ / sq m          | £ / sq ft |                |                         |
| 7 Tweed Street              | 439  | £27.34            | £2.54     | 07/10/2013     | Industrial unit         |
| 1 North Road Industrial Est | 315  | For Sale £120,000 |           | 03/10/2014     | Industrial with offices |
| Unit 12d Windmill Way       | 68   | £67.59            | £6.28     | 17/11/2014     | Modern industrial unit  |



|                               |     |        |       |            |                        |
|-------------------------------|-----|--------|-------|------------|------------------------|
| Highgate Works, Main Street   | 385 | £38.96 | £3.62 | 21/06/2013 | Two-storey workshop    |
| 10d North Road Industrial Est | 97  | £66.84 | £6.21 | 08/10/2012 | Modern industrial unit |
| Raglan Warehouse, Ancroft     | 479 | £20.88 | £1.94 | 01/04/2014 | Warehouse and offices  |
| Unit B Tweedside Trading Est  | 857 | £24.22 | £2.25 | 09/02/2012 | Industrial unit        |
| Unit E Tweedside Trading Est  | 385 | £24.22 | £2.25 | 09/02/2012 | Industrial unit        |
| Unit 4d East Ord Trading Est  | 275 | £52.85 | £4.91 | 06/08/2012 | Modern industrial unit |
| Unit 4c East Ord Trading Est  | 413 | £48.44 | £4.50 | 12/06/2013 | Modern industrial unit |
| Unit 4b East Ord Trading Est  | 406 | £49.30 | £4.58 | 04/11/2013 | Modern industrial unit |
| Unit 7a East Ord Trading Est  | 54  | £79.98 | £7.43 | 08/09/2014 | Modern industrial unit |
| Unit 6a East Ord Trading Est  | 195 | £57.59 | £5.35 | 08/09/2014 | Modern industrial unit |
| Unit 6b East Ord Trading Est  | 197 | £57.05 | £5.30 | 08/09/2014 | Modern industrial unit |

## 2.2 Demand

The table below compares the size of available units against the stock as a whole. We have restricted this analysis to units in the town itself; in the surrounding area more localised markets mean that the availability of property is more likely to go unreported. Similarly the smallest units may also not be marketed on national property databases.

|                                 | Unit Size (sq m) |          |           |           |            |             |             |          | TOTAL    |
|---------------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|----------|----------|
|                                 | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |          |
| Stock of Industrial in Berwick  | 20               | 40       | 52        | 35        | 25         | 13          | 4           | 4        | 193      |
| Available Industrial in Berwick | 0                | 3        | 2         | 8         | 1          | 0           | 0           | 0        | 14       |
| Vacancy Rate %                  | <b>0</b>         | <b>8</b> | <b>4</b>  | <b>23</b> | <b>4</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>7</b> |

Overall the Berwick industrial market has a vacancy rate of 7% which suggests that the market is broadly in equilibrium. Amongst units of 250-500 sq m the vacancy rate is 23%; this indicates oversupply and whilst asking rents for some properties within this size band suggest that they are of poor quality, there are also modern units at East Ord Industrial Estate that are standing empty, indicating that for certain unit sizes there is limited demand. A substantial number of units in this size range were developed at Ramparts Business Park and whilst these are well let it may be that this additional supply has drawn demand from Tweedside Industrial Estate. At the workshop agent's opinion was divided, some considering that the market was constrained by a shortage of good quality units and some regarding Tweedside as the town's prime industrial estate where there is a range of available units but limited demand. Across other size bands lower vacancy rates suggest some undersupply which may be reducing market churn. In particular there is just



one available unit of more than 440 sq m and this is of poor quality and a shortage of suitable premises may be holding back demand for larger industrial units.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 22 reported transactions in Berwick involving 10,748 sq m of floorspace. This represents only 3% of all deals reported in Northumberland. This is lower than the town’s proportion of the County’s stock – 8.9%, suggesting that the market for some units is constrained and that low levels of availability and poorer quality amongst some unit sizes may be restricting market churn.

Over the past 15 years, since January 2000, 25 occupational (as distinct from investment) transactions have been reported in Berwick; see table below. At less than two transactions per annum it would appear that there is substantial under reporting in Berwick.

| Address                        | Size (sq m) | Trans-action | Date       | Days on Market | Analysis        |
|--------------------------------|-------------|--------------|------------|----------------|-----------------|
| Basing View Tweedside Ind Est  | N/K         | Sale         | 17/01/2000 | N/K            | n/a             |
| Basing View Tweedside Ind Est  | 5,112       | Sale         | 20/06/2001 | N/K            | £325,000        |
| Tweedside Ind Est              | 14,741      | Sale         | 13/05/2002 | NK             | Asking £350,000 |
| Unit 6b East Ord Ind Est       | 197         | Letting      | 17/01/2007 | N/K            | £4.59           |
| Unit 6b East Ord Ind Est       | 197         | Letting      | 01/01/2008 | N/K            | £4.46           |
| Unit 3c Ramparts Business Park | 352         | Letting      | 01/08/2008 | 118            | £5.75           |
| Unit 3a-d Ramparts Business Pk | 352         | Sold         | 01/09/2008 | 149            | n/a             |
| Unit 2a East Ord Ind Est       | 54          | Letting      | 09/09/2008 | 236            | £6.59           |
| Unit 1 Ramparts Business Park  | 567         | Letting      | 15/11/2008 | N/K            | £11.50          |
| Units 71-73 Tweedside Ind Est  | 1,333       | Letting      | 20/08/2009 | N/K            | £1.25           |
| Unit 3a-d Ramparts Business Pk | 352         | Sold         | 05/01/2010 | 640            | n/a             |
| Unit 3c Ramparts Business Pk   | 352         | Letting      | 05/01/2010 | 640            | Not disclosed   |
| Unit 5a-b Ramparts Business Pk | 344         | Sold         | 05/06/2010 | 791            | n/a             |
| Unit 4 East Ord Ind Est        | 406         | Letting      | 07/04/2011 | 134            | Not disclosed   |
| Warehouse Unit, North Road     | 281         | Sold         | 01/10/2011 | 286            | £140,000        |
| Sandstell Road, Spittal Point  | 741         | Sold         | 30/12/2011 | 108            | n/a             |
| 10a-10d North Road Ind Est     | 93          | Letting      | 21/12/2012 | 511            | Not disclosed   |
| 29 Northumberland Rd Ind Est   | 342         | Letting      | 03/01/2013 | 253            | £4.10           |
| 29 Northumberland Rd Ind. Est  | 342         | Sold         | 11/01/2013 | 204            | £175,000        |
| 10a-10d North Road Ind Est     | 91          | Letting      | 01/06/2013 | 296            | £5.88           |
| Units 12a-f North Road Ind Est | 68          | Letting      | 09/07/2013 | 515            | Not disclosed   |
| Units A-E Tweedside Trad Est   | 689         | Letting      | 23/07/2013 | 529            | £2.25           |
| Units 7a-7e East Ord Ind Est   | 54          | Letting      | 23/08/2013 | 1711           | Not disclosed   |
| North Greenwich Road, Spittal  | 96          | Letting      | 02/07/2014 | 106            | Not disclosed   |



|                                |     |         |            |     |               |
|--------------------------------|-----|---------|------------|-----|---------------|
| Units 1-5 Ramparts Business Pk | 233 | Letting | 17/08/2014 | 365 | Not disclosed |
|--------------------------------|-----|---------|------------|-----|---------------|

14 businesses in Berwick responded to the survey, of which 9 occupy industrial or warehouse premises. Only one of these businesses has its head office outside Berwick, this is a Jarrow based timber importer. Respondents ranged in size from 1 to 72 staff. Of the nine industrial businesses, three planned to take alternative or additional premises in the next two years and one in 6-10 years. All four wanted to remain in the town but one would also consider Ashington. The unit sizes required are summarised in the table below.

|                         | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|-------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                         | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Industrial Requirements | 1                |          | 1         |           |            | 1           | 1           |        | 4     |

The smallest requirement is for storage, the other three for manufacturing. The two larger requirements require 6-9 m eaves.

For the industrial businesses the most frequently cited major obstacles to business expansion are the cost of premises, costs of development, raising finance, access to grant assistance and broadband connectivity. One business states that “all suppliers are reluctant to deliver to the Berwick area due to conditions of the A1 road”.

The length of time on market has varied from around 6 months at the height of the market to 18 months to 2 years during the recession. Speculative development of industrial premises at Ramparts Business Park, just as the recession hit, led to a supply demand imbalance with marketing periods extending significantly.

As an important market town Berwick supports a wide range of businesses serving the catchment area. The largest industrial premises in Berwick are occupied by grain storage & processing and food manufacturing businesses which are key sectors of the local economy. The town looks as much to Scotland as to England for its business

## 2.3 Rents, Yields & Viability

Asking rents range from around £2 to £6 per sq ft. The highest asking rents are for small units on flexible licences where the liability for building insurance and external repairs remains with the landlord. Reported deals are in the range £4 to £6 per sq ft, but these rents relate to small modern units, lower rents will have been achieved on older larger stock. Arch owns two units at North Road Industrial Estate, each of around 4,500 sq ft, where the passing rents equate to £1.50 - £2.00 per sq ft. The VOA rental tone ranges from £1 to £4 depending on size and specification.





Highest rents have been achieved at Ramparts Business Park where new industrial units are available. When ranked according to maximum industrial rents Berwick is fourth highest of the towns in the County but the average VOA tone is lower than most of the other Main Towns.

The majority of industrial occupiers in Berwick are local businesses operating from a single unit, but there are some national companies including Howdens Joinery, J T Dove and Jewsons. To investors local companies will generally provide poor covenant strength and this will be reflected in higher yields. Industrial property investment yields are generally be in the range 8.5% to 12%

Although new industrial units at Ramparts are well let, vacancy rates at Tweedside and East Ord industrial estates are higher. This oversupply, particularly among units of 250 – 500 sq m combined with high yields and long marketing periods will dampen enthusiasm for further development of mid-sized units for the foreseeable future. When development resumes it will be bespoke units on serviced plots where abnormal costs are low. The build out of Ramparts Business Park will be resumed, but the redevelopment of brownfield plots on established industrial estates such as Tweedside, which involve abnormal costs of demolition and site clearance will require subsidy to ensure their viability.

On Tweedside Industrial Estate some of Berwick's largest employers such as Simpson's Malt, General Mills and Allan Bros have limited further capacity to expand on their existing sites and it would be prudent to make provision to accommodate future growth of major employers.



### 3. OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 118 office hereditaments within the TD15 postcode area. This represents 8.0% of the County's office premises, and 7.8% of the total floorspace. The vast majority, 91% of office units are on the north side of the Tweed, either in the town centre or at Ramparts Business Park. There are just a couple of offices premises in Tweedmouth and a handful dispersed amongst villages in the surrounding countryside. Units are predominantly small, with some 60% less than 100 sq m and 85% less than 250 sq m (2,691 sq ft).

| Estate                 | Ref | Units     |           |           |           |            |             |             |          | TOTAL      |
|------------------------|-----|-----------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|                        |     | < 50      | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |            |
| Berwick Workspace      |     | 29        | 2         | 0         | 1         | 0          | 0           | 0           | 0        | 32         |
| Other Town Centre      |     | 10        | 11        | 20        | 11        | 3          | 1           | 0           | 0        | 56         |
| Ramparts Business Park |     | 3         | 6         | 8         | 1         | 1          | 0           | 0           | 0        | 19         |
| Other TD15             |     | 6         | 4         | 1         | 0         | 0          | 0           | 0           | 0        | 11         |
| <b>TOTAL</b>           |     | <b>48</b> | <b>23</b> | <b>29</b> | <b>13</b> | <b>4</b>   | <b>1</b>    | <b>0</b>    | <b>0</b> | <b>118</b> |

Much of the town centre office accommodation is within historic buildings. Public sector organisations occupy the largest premises: the Council at Wallace Green & Palace Street East; JobCentrePlus at Norham House, Walkergate. Arch has recently secured planning consent for an office scheme of 1,415 sq m on the site of the former Kwik Save store and has firm interest from a prospective tenant.

Berwick Workspace and Ramparts Business Park provide new purpose built office accommodation. The former provides 35 rooms within a serviced office complex, these are available on easy in / easy out licences with the licence fee inclusive of some services. At Ramparts Business Park, Gladman developed office buildings in 2008 that are capable of sub-division to provide a range of unit sizes for sale or to let. Gladman have detailed planning consent for the development of further office buildings (Units 7a-c and 12a-h).

#### Availability

Databases of available premises identify 10 available offices within the town centre of which 4 are at Berwick Workspace. There are a further 12 vacant offices at Ramparts Business Park; for the purpose of this analysis the undeveloped offices at Ramparts are excluded though they are being marketed. See table below.



| Address                      | Size | Asking Rent       |           | Date on Market | Comments                  |
|------------------------------|------|-------------------|-----------|----------------|---------------------------|
|                              | sq m | £ / sq m          | £ / sq ft |                |                           |
| 57-59 Marygate               | 120  | £83.20            | £7.73     | 15/10/2012     | First floor               |
| Norham House, Walkergate     | 266  | £43.27            | £4.02     | 21/03/2013     | Part first floor          |
| 11 Wallace Green             | 131  | For Sale £130,000 |           | 10/06/2014     | Ground and first floor    |
| 9, The Chandlery, Quayside   | 36   | N/K               | N/K       | 23/09/2014     | Second floor with parking |
| 3-4, The Chandlery, Quayside | 113  | £108.01           | £10.03    | 26/04/2013     | Office / workshop parking |
| 56-58 Castlegate             | 28   | £69.30            | £6.44     | 14/06/2011     | Office suite              |
| Room 112 Berwick Workspace   | 31   | £142.80           | £13.25    |                | Serviced offices          |
| Room 113 Berwick Workspace   | 18   | £142.80           | £13.25    |                | Serviced offices          |
| Room 205 Berwick Workspace   | 29   | £142.80           | £13.25    |                | Serviced offices          |
| Room 211 Berwick Workspace   | 57   | £142.80           | £13.25    |                | Serviced offices          |
| Unit 17a, Ramparts BP        | 209  | N/K               | N/K       | 04/04/2008     | Air conditioned, parking  |
| Unit 17b, Ramparts BP        | 209  | N/K               | N/K       | 04/04/2008     | Air conditioned, parking  |
| GF Unit 17d, Ramparts BP     | 96   | N/K               | N/K       | 04/04/2008     | Air conditioned, parking  |
| Unit 17e, Ramparts BP        | 209  | N/K               | N/K       | 04/04/2008     | Air conditioned, parking  |
| Unit 17f, Ramparts BP        | 209  | N/K               | N/K       | 04/04/2008     | Air conditioned, parking  |
| Unit 17g, Ramparts BP        | 209  | N/K               | N/K       | 04/04/2008     | Air conditioned, parking  |
| Unit 17h, Ramparts BP        | 209  | N/K               | N/K       | 04/04/2008     | Air conditioned, parking  |
| Unit 17i (a), Ramparts BP    | 96   | N/K               | N/K       | 04/04/2008     | Air conditioned, parking  |
| Unit 17i (b), Ramparts BP    | 115  | N/K               | N/K       | 04/04/2008     | Air conditioned, parking  |
| Unit 17j, Ramparts BP        | 209  | N/K               | N/K       | 04/04/2008     | Air conditioned, parking  |
| Unit 17k, Ramparts BP        | 209  | N/K               | N/K       | 04/04/2008     | Air conditioned, parking  |
| Unit 17l, Ramparts BP        | 209  | N/K               | N/K       | 04/04/2008     | Air conditioned, parking  |

### 3.2 Demand

The table below compares the size of available units against the stock as a whole. We have restricted this analysis to units in the town itself; in the surrounding area more localised markets mean that the availability of property is more likely to go unreported. Similarly the smallest units may also not be marketed on national property databases.

|                              | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|------------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                              | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Offices in Berwick  | 48               | 23       | 29        | 13        | 4          | 1           | 0           | 0      | 118   |
| Available Offices in Berwick | 5                | 3        | 13        | 1         | 0          | 0           | 0           | 0      | 22    |



|                |    |    |    |   |   |   |   |   |    |
|----------------|----|----|----|---|---|---|---|---|----|
| Vacancy Rate % | 10 | 13 | 45 | 8 | 0 | 0 | 0 | 0 | 19 |
|----------------|----|----|----|---|---|---|---|---|----|

Overall there is oversupply within the Berwick office market with a vacancy rate of 19%. This oversupply is largely attributable to the high volume of new stock brought to the market in 2008. A vacancy rate of 10% amongst units of less than 50 sq m is not cause for concern. Much of this stock is at Berwick Workspace where flexible licences allow a higher churn of occupiers. For such managed workspace maintaining an occupancy rate of 90% or more shows good levels of demand. Nor is the 13% vacancy rate amongst units of 50-100 sq m cause for concern as this equates to just three properties. It is amongst units of 100-250 sq m where oversupply is concentrated, the vacancy rate of 45% is largely due to the poor take-up of offices at Gladman's scheme but the problem is not confined to Ramparts Business Park, as there are also vacant units in the town centre. The substantial oversupply of out-of-town space will dampen the market for offices throughout the town. To address this oversupply Gladman is proposing to further subdivide space and to let on more flexible terms to attract the widest possible range of businesses.

The Gladman scheme offers new air conditioned accommodation with parking, but these attributes appear to be insufficient to draw occupiers from the town centre where there is access to other services; this is borne out by the relative success of the Berwick Workspace scheme which was developed at the same time.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 23 transactions have been reported in Berwick involving 3,808 sq m of floorspace. This represents 9% of all office deals reported in Northumberland. This is a little higher than the town's proportion of the County's stock - 8%, suggesting that the market is not constrained. Recent deals are set out in the table below.

| Address                     | Size<br>(sq m) | Size<br>(sq ft) | Deal    | Date      | Days on<br>Market | Price / Rent   |
|-----------------------------|----------------|-----------------|---------|-----------|-------------------|--|
| Norham House,<br>Walkergate | 204            | 2195            | Letting | Jan 2009  | 101               | £6,000 pa (£2.73 psf)  |
| 1 Ramparts BP               | 567            | 6100            | Letting | Nov 2008  | 212               | 10yr lease to Berwick<br>Borough HA £70,150 pa<br>(£11.50 psf) |
| 1, Ramparts BP              | 279            | 3000            | Letting | Jan 2009  | 212               |  |
| 5, Ramparts BP              | 232            | 2500            | Letting | Jan 2009  |                   |  |
| Ramparts BP                 | 116            | 1246            | Letting | July 2009 |                   |  |
| 17b Ramparts BP             | 209            | 2250            | Letting | Jan 2010  | 640               | Lease to ISM   |



|                                      |     |      |         |           |     |   |
|--------------------------------------|-----|------|---------|-----------|-----|---|
| Ramparts BP                          | 98  | 1050 | Letting | Aug 2010  |     |   |
| 1, The Chandlery                     | 54  | 580  | Letting | Mar 2011  | 72  | 3 yr lease to Berwick BC                        |
| The Chandlery                        | 113 | 1217 | Letting | July 2011 | n/k | 2 yr lease to Seton Care at £11,000 pa (£9 psf) |
| 17d, Ramparts BP                     | 116 | 1217 | Letting | Oct 2011  | n/k | Lease to Demon                                  |
| 3 Ramparts BP                        | 372 | 4000 | Letting | Jan 2012  |     |   |
| 2 Ramparts BP                        | 325 | 3500 | Letting | Jan 2012  |     |   |
| 1 <sup>st</sup> Fl. 23-33 Woolmarket | 140 | 1504 | Letting | May 2012  | 130 | £6,000 pa (£3.99 psf)                           |
| The Chandlery                        | 99  | 1067 | Letting | July 2012 | 44  |   |
| 17a Bridge Street                    | 89  | 954  | Sale    | Aug 2012  |     | £130,000  |
| 20 Hide Hill                         | 179 | 1924 | Letting | Mar 2013  |     | £2,500 pa (£1.30 psf)                           |
| 5, The Chandlery,                    | 69  | 745  | Letting | May 2013  |     |   |
| 9 The Chandlery                      | 36  | 388  | Letting | Aug 2013  | 770 | Asking £9 psf pa                                |
| 1 The Chandlery                      | 54  | 580  | Letting | Aug 2013  | 556 | Asking £8.80 psf pa                             |
| 1-4 Berwick Workspace                | 108 | 1163 | Letting | Sept 2014 |     | £13.19 psf pa                                   |
| 4 Ramparts BP                        | 232 | 2500 | Letting | Sept 2014 |     | £10,500 pa (£4.20 psf)                          |

14 businesses in Berwick responded to the survey of which 4 occupy office premises and one a shop. All were local business operating from a single unit. Of these, 2 expected to take alternative or additional premises in the next two years, 1 in 3-5 years and 1 in 6-10 years. All four would consider premises in Berwick and the local area. One would also consider Tyne & Wear and another Kelso. The unit sizes required are summarised in the table below.

|                     | Unit Size (sq m) |          |           |           |            |             |             |        |       |
|---------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                     | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 | TOTAL |
| Office Requirements |                  |          | 3         |           |            | 1           |             |        | 4     |

For these businesses the most frequently cited major obstacles to business expansion are finding premises of suitable specification, cost of premises, access to grant assistance, remoteness from universities, skills shortages and broadband connectivity. Having regard to the availability of new offices at Ramparts Business Park which are now being offered at low rents it would appear that there is also resistance to relocating from the town centre.

Substantial speculative development at Ramparts Business Park just as the recession hit has resulted in some offices completed in 2008 remaining unoccupied six years later. This substantial oversupply makes it difficult to assess how long office premises might remain on the market. Similarly Berwick Workspace which comprises 35 small office suites opened in 2008 and



has taken 7 years to reach an occupancy rate of 85%. At The Chandlery on the Quayside marketing periods have ranged from 2 months to 2 years.

As a market town and the largest centre of population between Morpeth and Musselburgh, Berwick's office market is underpinned by a range of businesses and other organisations providing professional and charitable services to people and businesses across a wide catchment area. As an administrative centre the town also has a relatively large public sector base. The office market in Berwick is dependent on indigenous growth.

### **3.2 Rents, Yields & Viability**

Within the town centre office rents range from around £2 to £9 per sq ft for space in historic buildings. At the top of this range is The Chandlery, a Grade II listed building on the Quayside which has been refurbished to a high standard and benefits from extensive public parking, where £10 psf is sought and £9 psf has been achieved. Rents at Berwick Workspace are at £13.25 psf, but these are for very small suites and are inclusive of some services.

At Ramparts Business Park the letting of 6,100 sq ft to the local Housing Association achieved £11.50 psf; this was prior to the recession and the subsequent collapse in demand. Now the agents are no longer quoting asking rents for the standard sized suites. Unit 17a has been subdivided into small suites for letting on flexible terms and for this space £14 psf is quoted inclusive of heating, power and service charge. For business rates purposes the VOA has adopted a rental tone of £8.80 - £9 psf for Gladman's scheme at Ramparts which compares with a tone of £7 at The Chandlery and £8.57 for Berwick Workspace.

The average VOA tone of value is broadly consistent with other Main Towns across the County with the exception of those on the edge of Tyneside, which are higher. When measured by either maximum or average VOA tones, rents are higher than in Alnwick which is somewhat surprising given that the towns have similar amounts of office floorspace.

The majority of Berwick's office occupiers are local businesses operating from a single unit. To investors these local companies will be regarded as weaker covenants and this will be reflected in higher yields.

The substantial oversupply of offices of 100 - 250 sq m particularly in the out-of-town market combined with high yields and long marketing periods will dampen enthusiasm for further development for the foreseeable future. At the top of the market Gladman was able to speculatively develop office space where other developers struggled, because using standard building designs construction costs could be minimised. Speculative private sector office development in towns such as Berwick has been possible only during periods of strong economic growth when demand is at a consistently high level. In more normal market conditions office development is dependent on public sector subsidy or bespoke occupier requirements. When development resumes it will be take place on serviced plots where abnormal costs are low. The



build out of Ramparts Business Park will be resumed, but the redevelopment of brownfield plots elsewhere which involve abnormal costs of demolition and site clearance will require subsidy to ensure their viability.

Berwick Workspace has let, albeit slowly, the vacant units are mainly amongst the larger unit sizes but as some of the occupying businesses expand they may grow into these suites. The experience here indicates that demand is strongest for smaller suites in the town centre and there may be capacity in the market for further provision.



## 4. EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Berwick and the wider TD15 postcode area, as identified in the 2013/14 Employment Sites Schedule prepared by Northumberland County Council as at 31<sup>st</sup> March 2014.

| Estate                           | Estate Ref | Total Area (ha) | Available Area (ha) |
|----------------------------------|------------|-----------------|---------------------|
| Berwick - North Road             | B02        | 11.22           | 0.00                |
| Berwick - Tweedmouth             | B03        | 6.24            | 0.14                |
| Berwick - Tweedside              | B04        | 40.09           | 1.81                |
| Berwick – Ramparts Business Park | B12        | 13.83           | 6.64                |
| Berwick - NW of A698 Ord Road    | B13        | 8.44            | 8.44                |
| Berwick – Spittal Point          | B14        | 3.78            | 2.98                |
| Norham                           | B09        | 0.47            | 0.47                |
| <b>Total</b>                     |            | <b>84.08</b>    | <b>20.48</b>        |

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. Extensions to buildings are excluded.

Take-up of employment land over this 16 year period has totalled 5.14 ha, however this figure includes take-up for various sui generis uses. Disregarding these non-employment uses, take-up reduces to 3.96 ha, of which just 1.22 ha has been for office development.

| Estate               | Site Ref | Building Area (sq m) | Land Area (ha) | Comments                     |
|----------------------|----------|----------------------|----------------|------------------------------|
| Berwick - North Road | B02/10   | 690                  | 0.20           | 3 industrial units           |
|                      | B02/11   | 400                  | 0.06           | Industrial                   |
|                      | B02/14   | 157                  | 0.05           | Industrial                   |
|                      | B02/18   | -                    | 0.03           | Extension of industrial site |
|                      | B02/21   | 224                  | 0.13           | Animal Rescue Kennels (s g)  |
|                      | B02/22   | 390                  | 0.26           | Bus Depot (s g)              |
|                      | B02/22   | -                    | 0.10           | Bus Depot Extension (s g)    |
|                      | B02/22   | -                    | 0.28           | Bus Depot Extension (s g)    |
|                      | B02/23   | 542                  | 0.14           | 4 workshops                  |
|                      | B02/24   | 980                  | 0.59           | Builders Merchants           |
|                      | B02/26   | 337                  | 0.16           | MOT centre (s g)             |
| Berwick – Ramparts   | B12/01   | 2,488                | 0.62           | Offices                      |





|              |        |               |             |                    |
|--------------|--------|---------------|-------------|--------------------|
|              | B12/03 | 864           | 0.25        | Vet (s g)          |
|              | B12/04 | 567           | 0.18        | Office             |
|              | B12/07 | 794           | 0.33        | 8 Industrial Units |
|              | B12/08 | 1,408         | 0.31        | Industrial         |
|              | B12/11 | 1,781         | 0.16        | Office             |
|              | B12/12 | 842           | 0.22        | Industrial         |
|              | B12/13 | 375           | 0.26        | Office and stores  |
|              | B12/15 | 1,560         | 0.52        | Industrial         |
|              | B12/19 | 1,320         | 0.29        | 7 Industrial Units |
| <b>Total</b> |        | <b>15,719</b> | <b>5.14</b> |                    |

### 4.3 Implied Supply

In the 16 year period since 1999, 3.96 hectares have been taken-up for employment purposes in Berwick. This equates to 0.25 ha per annum. On this basis the 20.28 hectares of available employment land would be sufficient for 80 years.

### 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| <b>Estate</b>                    | <b>Site Ref</b> | <b>Area (ha)</b> | <b>IA / RP</b> | <b>BF / GF</b> | <b>&lt; 2 km from SHN</b> |
|----------------------------------|-----------------|------------------|----------------|----------------|---------------------------|
| Berwick - Tweedmouth             | B03/A           | 0.14             | IA             | BF             | Y                         |
| Berwick - Tweedside              | B04/A           | 0.97             | RP             | GF             | Y                         |
| Berwick - Tweedside              | B04/F           | 0.64             | IA             | GF             | Y                         |
| Berwick - Tweedside              | B04/16          | 0.20             | IA             | BF             | Y                         |
| Berwick – Ramparts Business Park | B12/A           | 4.37             | RP             | GF             | Y                         |
| Berwick – Ramparts Business Park | B12/5           | 0.48             | IA             | GF             | Y                         |
| Berwick – Ramparts Business Park | B12/9           | 0.55             | IA             | GF             | Y                         |
| Berwick – Ramparts Business Park | B12/14          | 0.21             | IA             | GF             | Y                         |
| Berwick – Ramparts Business Park | B12/17          | 0.30             | IA             | GF             | Y                         |
| Berwick – Ramparts Business Park | B12/18          | 0.72             | IA             | GF             | Y                         |
| Berwick - NW of A698 Ord Road    | B13             | 8.44             | RP             | GF             | Y                         |
| Berwick – Spittal Point          | B14             | 2.98             | RP             | BF             | N                         |
| Norham                           | B09             | 0.47             | RP             | BF             | N                         |
| <b>Total</b>                     |                 | <b>20.48</b>     |                |                |                           |



Against these three key indicators of quality, six sites comprising 2.9 ha are immediately available, greenfield and within a 2km drive of the A1. These sites will have relatively low abnormal costs of development and good demand. Five of these six are on Ramparts Business Park and some were granted planning consent in 2007, whether these consents have now lapsed should be considered by the Council. At past levels of take-up these sites equate to 11 years supply.



## 5. CONCLUSION

### 5.1 SWOT Analysis

| Strengths   | Weaknesses  |
|---|---|
| <ul style="list-style-type: none"> <li>• Berwick is market town relatively distant from competing centres.</li> <li>• Town dominates its catchment area, majority of employment premises are located in the town.</li> <li>• The town is served by both the A1 and ECML</li> <li>• Good supply of serviced development plots</li> <li>• High quality of life</li> </ul> | <ul style="list-style-type: none"> <li>• Oversupply evident amongst specific unit sizes.</li> <li>• Impact of substantial speculative development at Ramparts Business Park is being felt throughout town</li> <li>• Office rents have fallen</li> <li>• Speculative development currently not viable without gap funding</li> <li>• IT infrastructure considered poor</li> </ul> |
| Opportunities   | Threats   |
| <ul style="list-style-type: none"> <li>• Redundant buildings and some available plots on Tweedside Ind Est could provide expansion opportunities for major employers</li> <li>• Dualling sections of the A1 will increase capacity and reduce journey times within Northumberland.</li> </ul>   | <ul style="list-style-type: none"> <li>• Lack of expansion capacity for major employers on Tweedside Estate</li> <li>• Scotland's more valuable package of incentives may encourage investment north of the border</li> </ul>   |

The ELR proposes that three existing employment sites: Norham, Spittal Point and North of Ord Road should be deallocated. Norham is a small isolated site that has seen no take-up over a considerable period, we would agree that there is little merit in retaining it as an employment site.

At Spittal Point the remaining employment premises are old and of poor specification. A large area has been cleared and the former Borough Local Plan allocated it for tourism related development, as such it is arguably not available for employment purposes. This is a historic employment area which offers little to industrial and office occupiers. Deallocating both the cleared and built parts of the site will enable its comprehensive redevelopment for alternative uses. We are advised by the Council that much of the site now has planning consent for a residential led mixed-use scheme.

North of Ord Road is a large greenfield site on the opposite side of the road from Tweedside Industrial Estate as such it could accommodate the expansion of one of Berwick's major employers or another major inward investor. The prospect of major inward investment is remote particularly as a more generous package of incentives is available across the border in Scotland. There is some existing capacity for expansion of indigenous firms on Tweedside Ind Est particularly if redundant premises (e.g. Pringle factory) were to be demolished. On this basis this employment site could be substantially reduced or deallocated.

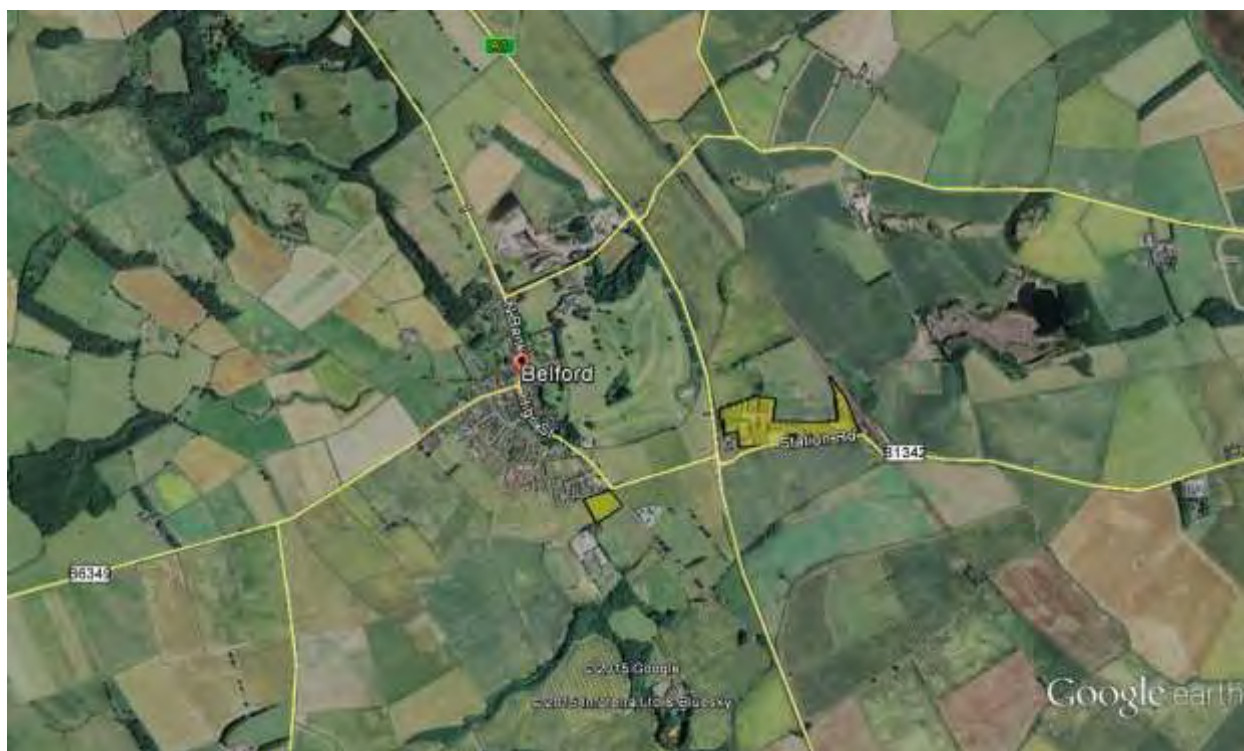
In summary the office market is saturated and demand is mainly for small scale provision in Berwick town centre. The market for industrial premises is limited to local demand and there is



some potential for major employers in the food processing and manufacturing sectors to grow. Obsolete stock on the older industrial estates could provide redevelopment opportunities but abnormal costs of demolition and site clearance inhibit viability and some public sector financial support will be required to enable development.



## BELFORD



### 1. INTRODUCTION

#### 1.1 The Town

Belford is a small village in North Northumberland approximately 14 miles north of Alnwick and 14 miles south of Berwick upon Tweed. It has a population of approximately 1,055.

Belford is served primarily by the A1 which is roughly a quarter of a mile to the east of the village and is the main north-south route serving the region. The B1342 runs east to the coast, and B6349 also serves the town, providing links to surrounding areas to the west. The town has a number of small occupiers including shops and pubs which serve the local community. The East Coast Main Line railway passes to the east of the town but the nearest station is 7 miles away at Chathill.

#### 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Belford and the surrounding area.



| Estate        | Ref |
|---------------|-----|
| Belford       | B01 |
| Belford- West | B10 |

Belford Industrial Estate is situated between the A1 and the East Coast Main Line railway half a mile to the south-east of the town. Belford West is farmland on the southern edge of the town fronting South Road. The front portion has been developed as a farm shop.

The table below summarises the views of 2 respondents to the business survey based in Belford.

| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               |           | 1    | 1            |      |           |
| The area surrounding your premises                         |           | 1    | 1            |      |           |
| The quality of life  |           | 1    | 1            |      |           |
| Availability of housing for employees                      |           |      | 2            |      |           |
| Quality of local road network                              |           | 1    | 1            |      |           |
| Public transport accessibility                             |           |      | 1            | 1    |           |
| Skills & qualifications of the available labour supply     |           |      | 1            | 1    |           |
| Access to your customers                                   |           | 2    |              |      |           |
| Access to supply chains                                    |           | 1    | 1            |      |           |
| Access to ports / airports                                 |           | 1    | 1            |      |           |
| Quality of IT infrastructure (broadband / mobile coverage) |           | 1    |              | 1    |           |
| Quality of utilities infrastructure                        |           | 1    | 1            |      |           |

These two businesses were generally satisfied with Belford as a business location rating most of its attributes as good or satisfactory. There were some concerns over public transport accessibility, the skills and qualifications of the available labour supply and the quality of IT infrastructure.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses two existing employment areas; both of which are rated as “Average” quality.

| Estate | Ref | Role of Site | Quality |
|--------|-----|--------------|---------|
|--------|-----|--------------|---------|



|               |     |                                    |         |
|---------------|-----|------------------------------------|---------|
| Belford       | B01 | B- Class uses serving local market | Average |
| Belford- West | B10 | Rural Service Site                 | Average |

Belford (B1) is an employment site which is used for general industry and warehousing purposes for companies such as Coastal Grains Ltd. Although this is not a high profile site, it provides for the needs of the local area. A large part of the site is taken by grain storage silos.

Belford West (B10) is a greenfield site located immediately south of the village of Belford. Part of the site is currently being developed for a farm shop and country store with the remainder of the site being available for future development.

The ELR did not identify any need for further B-Class employment land within Belford and the surrounding area. Two sites coming forward through the call for sites were proposed for tourism uses, both scored poorly for employment use,

The ELR does not propose that employment protection is removed from either of the two employment sites.

#### 1.4 Findings of Workshop for Agents and Developers

In the local centres of North Northumberland, demand is from indigenous businesses. Historically this market demand has been satisfied by local authority units. At Belford Industrial Estate there are some vacancies amongst the small terraced units. In rural Northumberland where businesses are mainly related to land industries there is a need for smaller units with big yards, these are rare due to poorer return for developer/landowner. Demand has not noticeably picked up as the economy has recovered; existing supply largely meeting demand. There is no obvious requirement for additional space.

Belford Industrial Estate is dominated by Coastal Grains' storage silos. Although growth prospect are low there is only limited opportunity for expansion within the current boundaries of the estate.

The private sector will not develop in these locations as it costs more to build here but values are lower, marketing periods longer and holding costs higher. Planning policy in these locations should allow change of use so that current building stock can be converted to meet those requirements that do arise. But conversion is not always viable and some new building in smaller settlements may be needed. A further round of Rural Growth Network funding would be welcomed to enable new premises to be brought forward where there is clear evidence of demand.



## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 28 industrial hereditaments within the NE70 postcode area. This represents 0.4% of the County's industrial premises, and 1.0% of the total floorspace, indicating the relatively small size of units in this part of the County.

| Estate        | Ref | Units    |          |           |           |            |             |             |          | TOTAL     |
|---------------|-----|----------|----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|               |     | < 50     | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |           |
| Belford       | B01 | 6        | 7        | 5         | 8         | 0          | 2           | 0           | 0        | 28        |
| Belford- West | B10 | 0        | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 0         |
| <b>Total</b>  |     | <b>6</b> | <b>7</b> | <b>5</b>  | <b>8</b>  | <b>0</b>   | <b>2</b>    | <b>0</b>    | <b>0</b> | <b>28</b> |

### 2.2 Availability

Databases of available premises identify 2 properties currently on the market in Belford and the surrounding area. It should be noted that smaller units are less likely to be marketed on national property databases and therefore vacancies amongst smaller sized units may be under-recorded.

| Address                      | Size | Asking Rent |           | Date on Market | Comments        |
|------------------------------|------|-------------|-----------|----------------|-----------------|
|                              | sq m | £ / sq m    | £ / sq ft |                |                 |
| 2f Belford Industrial Estate | 44   | 64.91       | 6.03      | 01/02/2015     | Industrial unit |
| 2b Belford Industrial Estate | 44   | 64.91       | 6.03      | 01/03/2009     | Industrial unit |

The Council's 2013/14 Employment Sites Schedule which is likely to be more reliable also identifies four further vacant units at the Belford B01 site ranging from 94.76 – 1,903 sq m.

### 2.3 Demand

At Belford Industrial Estate the availability of 6 units against a stock of 28, implies a vacancy rate of 21.43%. This is indicative of over-supply.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 11 reported transactions in Belford involving 7,355 sq m of floorspace.





| Address                                 | Size<br>(sq m) | Trans-<br>action | Date       | Days on<br>Market | Analysis |
|---|----------------|------------------|------------|-------------------|----------|
| Storage Premises, South road            | 4320           | Sale             | 17/02/2012 | 593               | N/K      |
| Belford Industrial Estate               | 2215           | Sale             | 01/11/2010 | 185               | N/K      |
| Units 2a - 2f Belford Industrial Estate | 44             | Letting          | 18/05/2009 | 600               | £4.63psf |
| Units 3a – 3d Belford Industrial Estate | 323            | Letting          | 01/11/2008 | N/K               | £2.23psf |
| Units 2a - 2f Belford Industrial Estate | 44             | Letting          | 01/10/2008 | 371               | £4.63psf |
| Units 2a - 2f Belford Industrial Estate | 44             | Letting          | 15/07/2014 | 396               | N/K      |
| Units 2a - 2f Belford Industrial Estate | 44             | Letting          | 15/07/2014 | 396               | N/K      |
| Units 2a - 2f Belford Industrial Estate | 44             | Letting          | 06/06/2012 | 229               | N/K      |
| Units 2a - 2f Belford Industrial Estate | 44             | Letting          | 01/04/2012 | 620               | N/K      |
| Units 3a-3d Belford Industrial Estate   | 95             | Letting          | 05/09/2011 | 580               | N/K      |
| Units 3a-3d Belford Industrial Estate   | 228            | Letting          | 13/01/2011 | 345               | N/K      |

Two businesses in Belford responded to the survey, both of which were occupying industrial premises. Both were local companies operating from Belford and the surrounds. One company expected to take alternative or additional premises in the next two years and would look in the Belford area, with one not expecting to require premises for 10 years. The unit size required would be 100-250sq m with a preferred 4-6m eaves height and 20% office content.

One respondent noted that broadband connectivity was a major obstacle, and one cited the cost of premises as a major obstacle. Both respondents cited access to grant funding and planning policies as major obstacles for business expansion.

## 2.4 Rents, Yields & Viability

The settlements within Belford and the surrounding area are small and dispersed. Belford itself is the largest town in the locality, yet it does not have a critical mass of employment premises. It is a small marketplace.

Occupiers are typically local businesses operating from a single unit, and serve the local community. To investors they provide poor covenant strength and this will be reflected in high yields.



Larger occupiers requiring specialist facilities, such as grain silos will typically have buildings & plant constructed to requirements and own them outright.

Due to the shortage of available premises and lack of speculative development in the surrounds any existing stock coming onto the market may attract a premium. However due to the relative remoteness of the location and the small, non-standard nature of the premises, it is unlikely that any large occupier requirements will be drawn to it.

The VOA tone of value is from £0.82 to £3.01 psf. These low rents reflect the ability to pay of small local businesses with a restricted customer base.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. In such conditions, absent of public sector commitment to direct development, the provision of small serviced plots to enable occupiers to build units for their own occupation, and a flexible planning response to the conversion or change of use of buildings, is appropriate.

### 3 OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 2 office hereditaments within the NE70 postcode area. This represents 0.1% of the County's office premises, and 0.2% of the total floorspace, indicating the very limited role of Belford in the County's office market and relatively small size of units in this part of the County.

| Estate        | Ref | Units    |          |           |           |            |             |             |          | TOTAL    |
|---------------|-----|----------|----------|-----------|-----------|------------|-------------|-------------|----------|----------|
|               |     | < 50     | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |          |
| Belford       | B01 | 0        | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 0        |
| Belford- West | B10 | 0        | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 0        |
| Elsewhere     |     | 1        | 0        | 0         | 1         | 0          | 0           | 0           | 0        | 2        |
| <b>Total</b>  |     | <b>1</b> | <b>0</b> | <b>0</b>  | <b>1</b>  | <b>0</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>2</b> |

#### 3.2 Availability

Databases of available premises do not identify any available office properties in Belford and the surrounding area.



### 3.3 Demand

Since January 2000 no office transactions have been reported in the Belford area. Having regard to the local nature of the market and the small size of units, under-reporting on national databases is to be expected.

In rural areas there is such limited market activity the use of buildings changes to meet requirements. As such there are unlikely to be frustrated requirements. The market for employment premises is very localised and any enquiries will be word of mouth between businesses and property owners, as such they are generally below the radar of business support organisations.

### 3.4 Rents, Yields & Viability

Occupiers are typically local businesses operating from a single unit, and serving the local community. To investors they provide poor covenant strength and this will be reflected in high yields.

The VOA has applied rents of £1.31 to £4.18 psf to office hereditaments in the NE70 postcode area. The highest rent has been applied to an office in Belford town centre, where buildings are old and the specification of office accommodation is likely to be low.

The combination of low rents, high yields and very limited demand would substantially undermine the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. That said, there is such limited demand for office premises in Belford that development of new buildings could not be justified and flexible planning policies which allow businesses to convert premises to office accommodation are a more appropriate approach.

## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Belford as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014).

| Estate       | Estate Ref | Total Area (ha) | Available Area (ha) |
|--------------|------------|-----------------|---------------------|
| Belford      | B01        | 8.51            | 0.78                |
| Belford-West | B10        | 1.65            | 0.87                |
| <b>Total</b> |            | <b>10.16</b>    | <b>1.65</b>         |



On Belford Industrial Estate there is just one plot identified as available but this adjoins a larger area surfaced with concrete and hardcore that appears vacant. At Belford West the front half has been taken by Sunnyside Farm Shop but the land to the rear requires servicing.

## 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. These are replicated in the table below. Extensions to buildings are excluded.

Take-up of employment land over this 16 year period has totalled 1.66 ha; this figure includes take-up for non B-Class uses including an ambulance station and farm shop. Disregarding this non-employment use, take-up reduces to 0.73 ha.

| Estate       | Site Ref | Building Area<br>(sq m) | Land Area<br>(ha) | Comments          |
|--------------|----------|-------------------------|-------------------|-------------------|
| Belford      | B01      | 2385                    | 0.73              | Industrial        |
|              | B01      | 179                     | 0.14              | Ambulance Station |
| Belford-West | B10      | 365                     | 0.79              | A1 retail         |
| <b>Total</b> |          | <b>2,929</b>            | <b>1.66</b>       |                   |

## 4.3 Implied Supply

In the 16 year period since 1991, 0.73 hectares have been taken-up for employment purposes in the Belford area. This equates to 0.05 ha per annum. On this basis the available employment land of 1.65 ha would be sufficient for 33 years. However, provision of suitable access to over half of this land at the Belford West site has been restricted by the development of a farm shop at the eastern end of the site, and therefore its deliverability for employment is questionable.

## 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network



| Estate       | Site Ref | Area (ha)   | IA / RP | BF / GF | < 2 km from SHN |
|--------------|----------|-------------|---------|---------|-----------------|
| Belford      | B01/9    | 0.59        | IA      | BF      | Y               |
|              | B01/14   | 0.19        | IA      | BF      | Y               |
| Belford-West | B10      | 0.87        | RP      | GF      | Y               |
| <b>Total</b> |          | <b>1.65</b> |         |         |                 |

Against these key indicators, neither site could be developed without some abnormal costs. Development of land for employment use in the past has depended on bespoke buildings for particular occupiers and until the scale of requirements are known there are some risks in providing infrastructure.

## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths  | Weaknesses  |
|--|---|
| <ul style="list-style-type: none"> <li>Limited supply of premises</li> <li>Direct access to A1</li> <li>Businesses largely satisfied with this location.</li> </ul>  | <ul style="list-style-type: none"> <li>Small settlement with limited employment base and low demand for premises</li> <li>Private sector speculative development unviable</li> <li>Poor public transport accessibility</li> <li>Labour supply issues</li> </ul> |
| Opportunities  | Threats   |
| <ul style="list-style-type: none"> <li>Further capacity at both sites.</li> <li>Boundaries of estates could be extended to accommodate future expansion major occupiers</li> <li>A1 upgrades could increase amount of traffic</li> </ul> | <ul style="list-style-type: none"> <li>Poor junction at A1 could become even more restrictive if increases in traffic on A1.</li> </ul>   |

The ELR does not propose additional employment land in this area, nor does it consider the de-allocation of current sites. With low levels of demand and vacant units available there is little justification for further provision of employment land and premises within the area.

The amount of available land on allocated sites appears more than is required for the plan period. There are vacancies amongst the smaller units and capacity for further grain storage and other development at Belford Industrial Estate. Belford West was allocated for many years before any development took place. Now the front part of the site has been developed as a farm shop and whilst a strip of land along the northern edge may provide access to the rear, this appears to be in separate ownership. Having regard to the low level of demand consideration should be given to de-allocating Belford West or perhaps allowing its development for non-employment uses.



Although there are vacancies amongst smaller units at Belford Industrial Estate and some small undeveloped plots, there is little capacity for expansion of some of the larger businesses. The estate is an irregular shape and the eastern part is poorly laid out preventing access to land to the north. The smaller vacant plot could enable access to this backland. We would recommend that the Council considers the provision of an access road from Station Road through this plot to enable the land to the north to be developed as and when it might be required to accommodate expansion of one of the larger businesses on the estate. Given the proximity of the estate to the A1 the provision of infrastructure and the allocation of more land at Belford could attract demand from a wider area, though there are similarly accessible sites at Alnwick to the south and Berwick to the north, both of which are towns with larger pools of labour. A modest additional allocation is perhaps more likely to satisfy the intermittent and occasional demand of indigenous businesses.



## ROTHBURY



### 1. INTRODUCTION

#### 1.1 The Town

Rothbury is a small town in North Northumberland on the banks of the River Coquet and the edge of Northumberland National Park. The town is 13 miles north-west of Morpeth, 13 miles east of Amble and 11 miles south west of Alnwick. It has a population of approximately 1,740.

Rothbury is served by the B6341 which runs in an east-west direction through the town and connects Otterburn to Alnwick. The B6342 and B6344 also serve the town, providing links to surrounding areas to the south. The town has a number of small occupiers including shops, B&B's, pubs and bistro's which serve both the local community and tourists visiting the area.

#### 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Rothbury and the surrounding area.

| Estate                  | Ref |
|-------------------------|-----|
| Rothbury                | A09 |
| Thrunton- Brickworks    | A11 |
| Swarland- Kitswell Dene | A12 |



At Rothbury Industrial Estate the public sector provided small advance workshops in the 1970s and 1980s, these complement older buildings and some bespoke premises.

At Thrunton, just off the A697 bespoke factories were developed to serve the brickworks. The brickworks has now closed and is now used as a trout fishery. At Swarland just off the A1 is a large old warehouse used for grain drying. Our analysis of VOA data identifies other employment premises in villages within the surrounding area including:

- Thropton- a small village settlement roughly two miles west of Rothbury, where there are 4 workshops.

The table below summarises the views of the one respondent to the business survey based in Rothbury.

| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               |           | 1    |              |      |           |
| The area surrounding your premises                         |           | 1    |              |      |           |
| The quality of life  |           | 1    |              |      |           |
| Availability of housing for employees                      |           |      |              | 1    |           |
| Quality of local road network                              |           |      |              | 1    |           |
| Public transport accessibility                             |           |      | 1            |      |           |
| Skills & qualifications of the available labour supply     |           |      |              | 1    |           |
| Access to your customers                                   |           |      | 1            |      |           |
| Access to supply chains                                    |           |      | 1            |      |           |
| Access to ports / airports                                 |           |      | 1            |      |           |
| Quality of IT infrastructure (broadband / mobile coverage) |           | 1    |              |      |           |
| Quality of utilities infrastructure                        |           | 1    |              |      |           |

The quality of life, quality of premises and the area around the premises and the quality of IT & utilities infrastructure are rated as good. Whereas the labour supply, the availability of housing and the local road network were regarded as poor. The closure by a landslide of the main road linking the town to the A697 has undoubtedly affected the town's accessibility, and is likely to have had a temporary impact on demand for employment premises, but reconstruction works are now underway,





### 1.3 Findings of the Employment Land Review 2011

The ELR assesses three existing employment areas. The results of this assessment are summarised in the table below. All employment areas are rated as Lower.

| Estate                  | Ref | Role Of Site  | Quality |
|-------------------------|-----|---|---------|
| Rothbury                | A09 | General B Class employment uses serving a local market. | Lower   |
| Thrunton- Brickworks    | A11 | Single user specialist site                             | Lower   |
| Swarland- Kitswell Dene | A12 | Single user specialist site                             | Lower   |

Rothbury (A09) comprises a narrow employment site located to the south east of the village which contains a mix of uses including a fire station, bakery and builders merchant. The site is in a poor, run down condition, which is reflected in its lower quality score. Due to the narrow and steep nature of the site there is very little land available for future development. Despite scoring poorly, however, it is recognised that this site serves a purpose within the local market. The buildings at Thrunton Brickworks (A11) and Kitswell Dene (A12) were both constructed to accommodate specialist industrial uses with location specific requirements. The former has subsequently closed though it was still operational at the time of the ELR. The ELR did not propose deallocating any of these existing employment areas.

The ELR considered two prospective sites in Rothbury, both sites were put forward by Northumberland Estates for proposed C3 tourism accommodation. The ELR identified no current need for further B-Class employment land in Rothbury, and did not recommend their allocation for employment.

### 1.4 Findings of Workshop for Agents and Developers

Agents advise that in the service centres of North Northumberland demand is from indigenous businesses. Historically market demand has been satisfied by local authority units within the larger settlements and bespoke units to meet larger or more specific requirements. In rural Northumberland where there are greater proportions of businesses related to land industries there is a need for smaller units with big yards, these are rare due to poorer return for developer/landowner. Industrial demand has not noticeably picked up as the economy has recovered; the existing supply is largely meeting demand and there are no obvious requirements for additional space.

Private sector developers are not active in these rural locations as it costs more to build here but values are lower, marketing periods longer and holding costs higher. Planning policy in these locations should allow change of use so that current building stock can be converted to meet those requirements that do arise. But conversion to industrial use is not always practicable or



viable. Some new building in smaller rural settlements is needed. A possible second round of Rural Growth Network funding would be welcomed to enable new premises to be brought forward. But in Rothbury current vacancies amongst relatively modern units suggest that the market has sufficient supply.

## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 34 industrial hereditaments within the NE65 postcode area. This represents 0.5% of the County's industrial premises, and 1.2% of the total floorspace, indicating the relatively small size of units in this part of the County.

| Estate            | Ref | Industrial Hereditaments |           |           |           |            |             |             |          | TOTAL     |
|-------------------|-----|--------------------------|-----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                   |     | < 50                     | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |           |
| Rothbury          | A09 | 1                        | 8         | 6         | 5         | 1          | 2           | 0           | 0        | 23        |
| Thropton          |     | 1                        | 0         | 1         | 1         | 1          | 0           | 0           | 0        | 4         |
| Elsewhere in NE65 |     | 2                        | 2         | 2         | 1         | 0          | 0           | 0           | 0        | 7         |
| <b>Total</b>      |     | <b>4</b>                 | <b>10</b> | <b>9</b>  | <b>7</b>  | <b>2</b>   | <b>2</b>    | <b>0</b>    | <b>0</b> | <b>34</b> |

### 2.2 Availability

Databases of available premises identify that there are no properties currently on the market in Rothbury and the surrounding area. It should be noted that smaller units are less likely to be marketed on national property databases and therefore vacancies amongst smaller sized units may be under-recorded. The Council's 2013/14 Employment Sites Schedule which is likely to be more reliable identifies five vacant units at Rothbury ranging from 54.5 - 255 sq m.

### 2.3 Demand

At Rothbury Industrial Estate the availability of 5 units against a stock of 23, implies a vacancy rate of 22%. This is indicative of over-supply.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 7 reported transactions in Rothbury involving 902 sq m of floorspace.



| Address                        | Size<br>(sq m) | Trans-<br>action | Date       | Days on<br>Market | Analysis      |
|--------------------------------|----------------|------------------|------------|-------------------|---------------|
| Units 4a-f Rothbury Ind Estate | 54             | Letting          | 04/11/2008 | N/K               | £5.36         |
| Units 3a-b Rothbury Ind Estate | 246            | Letting          | 15/07/2014 | 707               | Not disclosed |
| Units 4a-f Rothbury Ind Estate | 55             | Letting          | 15/07/2014 | 1411              | Not disclosed |
| Units 4a-f Rothbury Ind Estate | 91             | Letting          | 13/08/2013 | 1732              | Not disclosed |
| Units 4a-f Rothbury Ind Estate | 54             | Letting          | 10/05/2013 | 568               | Not disclosed |
| Units 3a-b Rothbury Ind Estate | 253            | Letting          | 04/12/2012 | 354               | Not disclosed |
| Units 4a-f Rothbury Ind Estate | 149            | Letting          | 18/10/2010 | 852               | Not disclosed |

One business in Rothbury responded to the survey. This agricultural engineering business had too little space and planned to take alternative or additional premises in the next two years. The respondent required a 500-1,000 sq m light industrial building with 4-6 m eaves and 10% office content and wanted to remain in the town. Finding existing premises of a suitable, size, specification and cost were major obstacles to expansion. Similarly the lack of development land, access to finance and grants and the costs of development were major obstacles to bespoke development. Although our research has identified an over-supply of small units, larger requirements, which are infrequent, typically cannot be anticipated or met by advance factory units and bespoke development is necessary. However, if this demand is to be met within Rothbury there needs to be land available, or supportive planning policy, to enable such businesses to grow in their local market.

## 2.4 Rents, Yields & Viability

Rothbury and settlements within the surrounding area are small and dispersed. Rothbury itself is the largest town in the locality, and its industrial estate accommodates the majority of units within this area, but even so it is a small marketplace.

Occupiers are typically local businesses operating from a single unit that serve the local community. To investors they provide poor covenant strength and this will be reflected in high yields.

Due to the shortage of available premises and little prospect of new development, any existing stock coming onto the market may attract a premium. Due to the relative remoteness of the location and constrained labour supply larger occupier requirements will be rare. That said, a Rothbury based business currently requires larger premises.

The VOA tone of value is from £1.05 to £4.28 psf. These low rents reflect the ability to pay of small local businesses with a restricted customer base. Having regard to the level of vacancies amongst small units, downward pressure on rents remains.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is



dependent on direct development by the public sector for the delivery of new buildings. The use of Regional Growth Funding should be considered to enable the provision of serviced plots to enable occupiers to build units for their own occupation, and the Council should maintain a flexible planning response to the conversion or change of use of buildings.



### 3 OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 10 office hereditaments within the NE65 postcode area. This represents 0.7% of the County's office premises, and 0.4% of the total floorspace, indicating the relatively small size of units in this part of the County. There are five offices within Rothbury town centre and five in the surrounding area mainly within farmsteads. Much of the building stock is old and the specification of the office space will depend upon the standard of refurbishment.

| Estate               | Ref | Units    |          |           |           |            |             |             |          | TOTAL     |
|----------------------|-----|----------|----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                      |     | < 50     | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |           |
| Rothbury Ind Est     | A09 | 0        | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 0         |
| Rothbury Town Centre |     | 3        | 1        | 1         | 0         | 0          | 0           | 0           | 0        | 5         |
| Elsewhere in NE65    |     | 1        | 3        | 1         | 0         | 0          | 0           | 0           | 0        | 5         |
| <b>Total</b>         |     | <b>4</b> | <b>4</b> | <b>2</b>  | <b>0</b>  | <b>0</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>10</b> |

#### 3.2 Availability

Databases of available premises do not identify any available office properties in Rothbury and the surrounding area.

#### 3.3 Demand

Since January 2000 no office transactions have been reported in the Rothbury area. Having regard to the local nature of the market and the small size of units, under-reporting on national databases is to be expected.

In rural areas there is such limited market activity the use of buildings changes to meet requirements. As such there are unlikely to be frustrated requirements. The market for employment premises is very localised and any enquiries will be word of mouth between businesses and property owners, as such they are generally below the radar of business support organisations.

#### 3.4 Rents, Yields & Viability

Occupiers are typically local businesses operating from a single unit, and serving the local community. To investors they provide poor covenant strength and this will be reflected in high yields.



The VOA has applied rents of £3.18 to £6.50 psf to office hereditaments in the NE65 postcode area. The highest rents have been applied to offices in buildings located in Rothbury town centre.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. In such conditions, absent of public sector commitment to direct development, flexible planning policies which allow businesses to convert premises to office accommodation is most appropriate. Costs of conversion are dependent on the building and required specification, but in most cases they will be below the cost of new build.

## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Rothbury as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014). There is no land available at any of these employment sites.

| Estate                  | Estate Ref | Total Area (ha) | Available Area (ha) |
|-------------------------|------------|-----------------|---------------------|
| Rothbury                | A09        | 2.29            | 0.00                |
| Thrunton- Brickworks    | A11        | 3.56            | 0.00                |
| Swarland- Kitswell Dene | A12        | 3.98            | 0.00                |
| <b>Total</b>            |            | <b>9.83</b>     | <b>0.00</b>         |

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. Extensions to buildings are excluded. There has been no new development for at least 16 years.

| Estate                  | Site Ref | Building Area (sq m) | Land Area (ha) | Comments   |
|-------------------------|----------|----------------------|----------------|------------|
| Rothbury                | A09      | 151                  | 0.00           | Extensions |
| Thrunton- Brickworks    | A11      | 0.00                 | 0.00           |            |
| Swarland- Kitswell Dene | A12      | 0.00                 | 0.00           |            |
| <b>Total</b>            |          | <b>151</b>           | <b>0.00</b>    |            |



Although Rothbury is a very small service centre with a restricted market for employment premises, it has had no capacity for new development (apart from two small scale extensions) for over 23 years.

## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths  | Weaknesses   |
|--|--|
| <ul style="list-style-type: none"> <li>• Good quality of life</li> <li>• Relatively modern premises with some available units</li> <li>• Good IT and utilities infrastructure</li> </ul>   | <ul style="list-style-type: none"> <li>• Limited demand</li> <li>• Private sector speculative development not viable</li> <li>• Limited skills of local labour supply</li> </ul> |
| Opportunities  | Threats  |
| <ul style="list-style-type: none"> <li>• Indigenous business has expansion plans if suitable site / building available</li> <li>• Road reconstruction will improve connectivity</li> <li>• Tourism growth could increase demand from service businesses</li> </ul> | <ul style="list-style-type: none"> <li>• Limited opportunities for expanding businesses to remain in town</li> </ul>   |

The ELR does not propose additional employment land in this area nor consider the de-allocation of current sites. With the closure of the brickworks at Thrunton, the Council should have regard to the suitability of employment uses in this relatively remote but attractive rural area and consider whether the site should be de-allocated or the boundaries redrawn to encompass a smaller area.

With low levels of demand and vacant units available at Rothbury Industrial Estate there is, at first sight, little justification for further provision of employment land and premises within the area. But there is one known requirement for industrial premises in the town that cannot be accommodated either in existing buildings or on allocated employment land. We recommend that the potential to create an additional development plateau adjoining Rothbury Industrial Estate be investigated. A planning policy approach to developing bespoke premises on unallocated sites should also be closely considered by the planning authority. Given restricted supply of allocated land and a limited range of vacant premises, it is considered that opportunities to deliver additional employment floorspace through conversion of existing buildings should be encouraged and assisted where appropriate.



## SEAHOUSES



### 1. INTRODUCTION

#### 1.1 The Town

Seahouses is a small town on the north Northumberland coast, approximately 12 miles north east of Alnwick and 3 miles south of Bamburgh.

Seahouses is served by the B1340 which runs through the town, and runs in an approximate north south direction linking Alnwick to Bamburgh. The town has a small centre with a handful of smaller occupiers including a Co-op supermarket, pharmacy, a pub and numerous shops which serve the local community and visiting tourists.

The town extends west from the coast and connects via Main Street to North Sunderland. This is a smaller settlement and is mostly residential in nature and featuring the North Sunderland industrial estate which itself is the only allocated Employment Area.

#### 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Seahouses and the surrounding area:





| Estate           | Ref |
|------------------|-----|
| North Sunderland | B05 |

Our analysis of VOA data identifies stores at both Seahouses and Beadnell harbours which account for the majority of other premises in this area.

The estate at North Sunderland is modern with units appearing to date from the 1980's onwards. The harbour stores are lock-ups of basic construction and of various ages some of which are within the former limekilns.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses one existing employment areas. North Sunderland is an industrial estate in poor condition, containing a mix of uses aimed at the local market and rated as "Lower" quality. The site performed poorly in the site analysis due to its remoteness, weak market demand and small size. The ELR does not propose the deallocation of part or all of this existing employment area.

| Estate           | Ref | Role Of Site  | Quality |
|------------------|-----|---|---------|
| North Sunderland | B05 | General B Class employment uses serving a local market. | Lower   |

### 1.4 Findings of Workshop for Agents and Developers

Agents viewed Seahouses as a local centre where demand is from indigenous businesses. Historically market demand has been satisfied by local authority units and small bespoke premises. There is no obvious requirement for additional space. Private sector developers are not active in these rural locations as it costs more to build here but values are lower, marketing periods longer and holding costs higher. Typically development in rural areas such as these tends to be by local businesses constructing premises for their own needs. Sometimes additional space is developed to accommodate their future expansion and let out in the short term. Planning policy in these locations should allow change of use so that current building stock can be converted to meet those requirements that do arise. Tourism is important to local economies and any employment development should be sensitive to this. It also creates demand from businesses serving this sector.



## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 65 industrial hereditaments within the NE67 and NE68 postcode areas. This represents 2.3% of the County's industrial premises, and 0.3% of the total floorspace, indicating the relatively small size of units in this part of the County. The largest unit (c.549 sq m) is a warehouse/production facility on the North Sunderland Industrial Estate. The majority of units are below 50 sq m these are typically harbour-side stores (see Appendix 2)

| Estate           | Ref | Industrial Hereditaments |           |           |           |            |             |             |          |           |
|------------------|-----|--------------------------|-----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                  |     | < 50                     | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL     |
| North Sunderland | B05 | 3                        | 7         | 4         | 1         | 2          | 0           | 0           | 0        | 17        |
| Seahouses        |     | 33                       | 3         | 2         | 0         | 0          | 0           | 0           | 0        | 38        |
| Beadnell         |     | 4                        | 1         | 0         | 0         | 0          | 0           | 0           | 0        | 5         |
| Elsewhere        |     | 3                        | 0         | 2         | 0         | 0          | 0           | 0           | 0        | 5         |
| <b>TOTAL</b>     |     | <b>43</b>                | <b>11</b> | <b>8</b>  | <b>1</b>  | <b>2</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>65</b> |

### 2.2 Availability

Databases of available premises identify that there are no properties currently on the market in Seahouses and the surrounding area. The Council's 2013/14 Employment Sites Schedule identifies that three small units at North Sunderland Industrial Estate are vacant, properties in the area are fully occupied. There is also a proposal to develop 11 lock-ups on this estate that has consent but has not been implemented.

### 2.3 Demand

Since January 2000 no industrial transactions have been reported in the Seahouses area. Having regard to the local nature of the market and the small size of units, under-reporting on national databases is to be expected. Broadly, the supply accommodates the low levels of demand, and there is no shortage of development land to meet future needs.

In Seahouses and the wider NE67 and 8 postcode areas demand for industrial premises is predominantly from small local businesses. Requirements will be infrequent, but the existing stock is occupied, which suggests that there is some capacity for further provision and potentially some frustrated requirements.



The market for employment premises is very localised and any enquiries will be word of mouth between businesses and property owners, as such they are generally below the radar of business support organisations.

There were no responses to the survey from business located in this area.

## **2.4 Rents, Yields & Viability**

Seahouses is a small settlement; villages within the surrounding area are even smaller. The North Sunderland Industrial Estate together with harbour stores accommodates the vast majority of workspace requirements. It is a small marketplace.

Occupiers are typically local businesses serving the local community and the tourism sector. At the industrial estate growing businesses have taken multiple units. But it is very unlikely that businesses with large premises requirements will move into Seahouses given the limited labour market. To investors local businesses provide poor covenant strength and this will be reflected in high yields.

The VOA tone of value is from £0.87 to £2.88 psf. These low rents reflect the ability to pay of small local businesses with a restricted customer base. Having regard to the level of vacancies amongst small units, downward pressure on rents remains.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. At North Sunderland Industrial Estate small serviced plots remain undeveloped and these will enable occupiers to build units for their own occupation. The Council should maintain a flexible planning response to the conversion or change of use of buildings.

## **3 OFFICE PREMISES**

### **3.1 Stock**

The VOA identifies 6 office hereditaments within the NE68 and NE69 postcode areas. This represents 0.4% of the County's office premises, and 0.2% of the total floorspace, indicating the relatively small size of units in this part of the County and the very limited market. All are less than 100 sq m. The low number of offices in the area indicates the restricted commercial function of the town and its reliance on Alnwick, Berwick and Tyneside for professional services. The economies of Seahouses and Beadnell are dependent on tourism and there is little demand for professional services amongst what is largely a visitor population.



| Estate           | Ref | Office Hereditaments |          |           |           |            |             |             |          |          |
|------------------|-----|----------------------|----------|-----------|-----------|------------|-------------|-------------|----------|----------|
|                  |     | < 50                 | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL    |
| North Sunderland | B05 | 0                    | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 0        |
| Seahouses        |     | 3                    | 2        | 0         | 0         | 0          | 0           | 0           | 0        | 5        |
| Elsewhere        |     | 1                    | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 1        |
| <b>Total</b>     |     | <b>4</b>             | <b>2</b> | <b>0</b>  | <b>0</b>  | <b>0</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>6</b> |

### 3.2 Availability

Databases of available premises do not identify any units on the market in Seahouses and the surrounding area.

### 3.3 Demand

Since January 2000 no office transactions have been reported in the Seahouses area. Having regard to the local nature of the market and the small size of units, under-reporting on national databases is to be expected.

In rural areas there is such limited market activity the use of buildings changes to meet requirements. As such there are unlikely to be frustrated requirements.

The market for employment premises is very localised and any enquiries will be word of mouth between businesses and property owners, as such they will generally go below the radar of business support organisations.

### 3.4 Rents, Yields & Viability

Occupiers are typically small local businesses operating from a single unit, and serve the local community. To investors they provide poor covenant strength and this will be reflected in high yields.

The VOA has applied rents of £1.98 to £4.85 psf to office hereditaments in the NE68 and NE69 postcode area. The highest rents have been applied to offices in buildings located on Seafeld Road in Seahouses.

The combination of low rents, high yields and very limited demand substantially undermines the viability of development. There is no realistic prospect of private sector development and given the size of the market public sector advance office provision could not be justified. In such conditions flexible planning policies which allow businesses to convert premises to office accommodation are most appropriate.



## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Seahouses as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014).

| Estate       | Estate Ref | Total Area (ha) | Available Area (ha) |
|--------------|------------|-----------------|---------------------|
| Seahouses    | B05        | 2.63            | 0.83                |
| <b>Total</b> |            | <b>2.63</b>     | <b>0.83</b>         |

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. These are replicated in the table below. Extensions to buildings are excluded.

| Estate           | Site Ref | Building Area (sq m) | Land Area (ha) | Comments             |
|------------------|----------|----------------------|----------------|----------------------|
| North Sunderland | B05      | 161                  | 0.07           | Industrial/workshops |
|                  |          | 310                  | 0.21           | Workshop & laundry   |
|                  |          | 450                  | 0.13           | 11 industrial units  |
| <b>Total</b>     |          | <b>921</b>           | <b>0.41</b>    |                      |

### 4.3 Implied Supply

In the 16 year period since 1999, 0.41 hectares have been taken-up for employment purposes. This equates to 0.03 ha per annum. On this basis the 0.83 hectares of available employment land would be sufficient for 27 years.

### 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network



| Estate           | Site Ref | Area (ha)   | IA / RP | BF / GF | < 2 km from SHN |
|------------------|----------|-------------|---------|---------|-----------------|
| North Sunderland | B05      | 0.83        | IA      | GF      | N               |
| <b>Total</b>     |          | <b>0.83</b> |         |         |                 |

The North Sunderland site, whilst small, is the town's main industrial site and as such will meet the requirements of from small scale local occupiers. Against these three key indicators of quality, the available area on the site which comprises 0.83 ha, is immediately available and is greenfield. The site will have little, if any, abnormal costs of development, however it is unlikely that there will be any substantial increase in demand.

## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths   | Weaknesses   |
|---|--|
| <ul style="list-style-type: none"> <li>• Modern units of size appropriate to the market</li> <li>• Strong visitor and tourism economy which may bring demand from support services</li> </ul> | <ul style="list-style-type: none"> <li>• Limited demand for premises, with recent development absorbing demand in the short term</li> <li>• Tourism economy is seasonal</li> <li>• Private sector speculative development not viable.</li> <li>• Poor access to strategic highway network</li> <li>• AONB designation limits the scale of development</li> </ul> |
| Opportunities   | Threats  |
| <ul style="list-style-type: none"> <li>• Further capacity at North Sunderland Industrial Estate</li> </ul>  | <ul style="list-style-type: none"> <li>• High number of second homes limits market demand</li> </ul>   |

The ELR does not propose additional employment land in this area, nor does it consider the de-allocation of current sites. With capacity for future development at North Sunderland, and with the expectation that some employment floorspace could be delivered through conversion of existing buildings, the existing allocation of 0.83 ha should be retained. Although the amount of available land appears more than is required over the plan period it comprises plots on an established local industrial estate where there is established infrastructure. Furthermore it is the only planned employment site serving a substantial area, On this basis it is recommended that the employment site should be retained in its entirety and protected from the development of incompatible uses which would compromise the use of the land for employment purposes.



## WOOLER



### 1. INTRODUCTION

#### 1.1 The Town

Wooler is a market town in the north of Northumberland, roughly 15 miles north-west of Alnwick and 15.5 miles south west of Berwick upon Tweed. It is on the edge of the Northumberland National Park and is known as the 'Gateway to the Cheviots' due to its close proximity to them.

Wooler is served by the A697 which links Morpeth to Coldstream and passes through the east of the town. The B6348 and B6349 also serve the town, both connecting to the A1 approximately 9 miles east. The town has a number of small occupiers including shops, B&B's, pubs and restaurants which serve both the local community and tourists visiting the area. Wooler Water flows to the east of the town.





## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Wooler and the surrounding area.

| Estate                             | Ref |
|------------------------------------|-----|
| Wooler                             | B06 |
| Milfield                           | B07 |
| Wooperton Station Sawmill          | B08 |
| Wooler- North West of Berwick Road | B11 |

Wooler Industrial Estate on the east side of the town and with access from the A697 provides modern units with a good mix of unit sizes, including detached buildings with dedicated yard areas.

Both Milfield and Wooperton are single user sites – a warehouse and sawmill respectively. NW of Berwick Road is farmland, allocated for employment use but undeveloped.

Our analysis of VOA data identifies an additional concentration of employment premises at Glendale Business Park, Haugh Head a little over a mile to the south of Wooler fronting the A697, where there are old workshops, an office building and a large area of hardstanding. There are also various workshops and stores situated in the villages and farmsteads throughout the surrounding rural area, many of these have a Cornhill-on-Tweed postal address but few are in the village.

Within Wooler the Cheviot Centre is a community centre within a refurbished stone building. In 2013 the Glendale Trust converted some of the floorspace to provide office facilities for start-up and growing small businesses and constructed three wooden office pods in the grounds for businesses to rent. There are currently nine small businesses based at the Centre.

The table below summarises the views of three respondents to the business survey based in Wooler and the surrounding area.

|                                    | Excellent | Good | Satisfactory | Poor | Very Poor |
|------------------------------------|-----------|------|--------------|------|-----------|
| <b>How would you rate:</b>         |           |      |              |      |           |
| The quality of your premises       |           | 1    | 2            |      |           |
| The area surrounding your premises |           | 1    | 1            | 1    |           |
| The quality of life                |           | 2    | 1            |      |           |





|  |  |   |   |   |   |
|--|--|---|---|---|---|
| Availability of housing for employees                      |  |   | 3 |   |   |
| Quality of local road network                              |  |   | 2 | 1 |   |
| Public transport accessibility                             |  |   | 1 | 1 | 1 |
| Skills & qualifications of the available labour supply     |  |   | 1 | 1 | 1 |
| Access to your customers                                   |  |   | 2 | 1 |   |
| Access to supply chains                                    |  | 1 | 2 |   |   |
| Access to ports / airports                                 |  |   | 2 | 1 |   |
| Quality of IT infrastructure (broadband / mobile coverage) |  |   |   | 2 | 1 |
| Quality of utilities infrastructure                        |  |   | 1 | 2 |   |

The quality of life, quality of premises and access to supply chains were rated as good or satisfactory; but accessibility and infrastructure were generally rated as poor with IT infrastructure unanimously rated as poor or very poor.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses these four existing employment areas. The two Wooler sites are rated as “Average”; whilst Milfield and Wooperton Station Sawmills are rated as “Lower”. The ELR did not propose the deallocation of any existing employment areas nor the allocation of any additional land.

| Estate                             | Ref | Role of Site  | Quality |
|------------------------------------|-----|---|---------|
| Wooler                             | B06 | General B Class uses with some Sui Generis encroachment | Average |
| Milfield                           | B07 | Rural distribution centre                               | Lower   |
| Wooperton Station Sawmill          | B08 | Single user specialist site                             | Lower   |
| Wooler- North West of Berwick Road | B11 | Industrial allocation currently in agricultural use     | Average |

The ELR noted that take-up in the remote rural settlements of North Northumberland has been very weak, and whilst it is important to support those companies that do have a presence in towns such as Wooler given the amount of land available, it is not considered that any new B-class allocations should be provided, with rural needs being met through conversions of redundant rural buildings and other smaller scale developments. The Cheviot Centre is a good example of how small workspace can be provided to meet local needs.

### 1.4 Findings of Workshop for Agents and Developers

Agents and developers regard Wooler as a local centre where demand is from indigenous businesses. Tourism is an important strand within the local economy and any employment development should be sensitive to this.



Historically market demand has been satisfied by local authority units and re-use of buildings. Glendale Trust's provision of office space at the Cheviot Centre has been successful. Occupancy rates demonstrate that it has met a latent demand for small offices in the town. In rural Northumberland where businesses are mainly related to land industries there is a need for smaller units with big yards, such as provided at the Glendale Business Centre. Speculative development of these is not viable due to poorer return for developer/landowner. Market demand has not noticeably picked up as the economy has recovered; the existing supply of industrial premises largely meets demand and there are no obvious requirements for additional space.

Private sector developers are not active in these rural locations as it costs more to build but values are lower, marketing periods longer and holding costs higher. Planning policy in these locations should allow change of use so that current building stock can be converted to meet those requirements that do arise. But conversion to industrial use is not always practicable or viable; Fergusons note that over the years there had been various proposals for the re-use of the depot on the corner of The Peth and A697 (including an agricultural merchants) but none of these had come to anything, demonstrating the limited demand for larger buildings.

Some new building in towns such as Wooler is needed. A possible second round of Rural Growth Network funding would be welcomed to enable new premises to be brought forward.

Arch noted that it had an enquiry for 35,000 sq ft for an industrial occupier to relocate to North Northumberland from the Scottish Borders, because of political / economic uncertainties in Scotland. Enquiries of such a size are rare and relocations over the border appear to be an exception rather than part of an emerging trend.

## **2. INDUSTRIAL PREMISES**

### **2.1 Stock**

The VOA identifies 92 industrial hereditaments within the NE71 postcode area comprising 33,333 sq m of floorspace. This represents 3.3% of the County's industrial premises, and 1.9% of the total floorspace, indicating the relatively small size of units in this part of the County. The largest unit is AJ Scott's premises at Wooperton Sawmill 10,466 sq m. Though Wooler serves a wide rural catchment area it does not dominate the industrial market, with 40 premises it has less than a quarter of all units.



| Estate            | Ref | Hereditaments |           |           |           |            |             |             |          |           |
|-------------------|-----|---------------|-----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                   |     | < 50          | 50 – 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL     |
| Wooler            | B06 | 0             | 2         | 8         | 7         | 2          | 2           | 0           | 0        | 21        |
| Cornhill on Tweed |     | 2             | 5         | 9         | 0         | 1          | 1           | 0           | 0        | 18        |
| Haugh Head        |     | 11            | 7         | 0         | 0         | 1          | 0           | 0           | 0        | 19        |
| Milfield          |     | 1             | 0         | 1         | 0         | 0          | 0           | 1           | 0        | 3         |
| Elsewhere         |     | 9             | 7         | 7         | 4         | 3          | 0           | 0           | 1        | 31        |
| <b>Total</b>      |     | <b>23</b>     | <b>21</b> | <b>25</b> | <b>11</b> | <b>7</b>   | <b>3</b>    | <b>1</b>    | <b>1</b> | <b>92</b> |

## 2.2 Availability

Databases of available premises identify that there are no properties currently on the market in Wooler and the surrounding area. The Council's 2013/14 Employment Sites Schedule identifies that, with the exception of two small units on Wooler Industrial Estate (B06), estates are fully occupied suggesting that supply may be constrained.

## 2.3 Demand

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 3 reported transactions in Wooler involving just 643 sq m of floorspace (see Appendix 4).

Three businesses in this area responded to the survey, of which 2 were occupying industrial / warehouse premises. The remaining one worked from home. All were local companies operating from Wooler and the surrounds. Two companies expected to take alternative or additional premises in the next two years, with one expecting to in the next 3-5 years. Two would look outside of the area, with one not specifying a location. The unit sizes required are summarised in the table below.

|                         | Unit Size (sq m) |          |           |           |            |             |             |        |       |
|-------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                         | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 – 2000 | 2000 - 5000 | > 5000 | TOTAL |
| Industrial Requirements | 0                | 0        | 0         | 0         | 2          | 0           | 0           | 0      | 2     |



The requirements are for units with 4-6 metre eaves heights and 10% office content. These businesses considered the cost of accommodation as a major obstacle to business expansion, and the size and specification of premises are a major obstacle to two of the three. Broadband connectivity is also considered a major obstacle to two of the three respondents.

## **2.4 Rents, Yields & Viability**

Wooler and settlements within the surrounding area are small and dispersed. Wooler itself is the largest town in the locality, yet it does not have a critical mass of employment premises. It is a small marketplace.

Occupiers are typically local businesses operating from a single unit that serve the local community. To investors they provide poor covenant strength and this will be reflected in high yields.

Due to the shortage of available premises and little prospect of new development, any existing stock coming onto the market may attract a premium. Due to the relative remoteness of the location and constrained labour supply larger occupier requirements will be rare. But there is a potential opportunity to accommodate a business that is considering relocation from the Scottish side of the border.

The VOA tone of value is from £0.72 to £3.11 psf. These low rents reflect the ability to pay of small local businesses with a restricted customer base, and suggest that the limited supply is not impacting on rents.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. The site to the north of Berwick Road requires infrastructure and the use of Regional Growth Funding should be considered to enable the provision of small serviced plots to enable occupiers to build units for their own occupation, or the construction of a modest number of advance units. A flexible planning response to the conversion or change of use of buildings, is appropriate.

## **3 OFFICE PREMISES**

### **3.1 Stock**

The VOA identifies 9 office hereditaments within the NE71 postcode area. This represents 0.6% of the County's office premises, and 0.3% of the total floorspace, indicating the relatively small size of units and the very limited extent of the office market in this part of the County.



| Estate            | Ref | Office Hereditaments |          |           |           |            |             |             |          |          |
|-------------------|-----|----------------------|----------|-----------|-----------|------------|-------------|-------------|----------|----------|
|                   |     | < 50                 | 50 – 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL    |
| Wooler            | B06 | 0                    | 1        | 0         | 0         | 0          | 0           | 0           | 0        | 1        |
| Cornhill on Tweed |     | 2                    | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 2        |
| Haugh Head        |     | 1                    | 1        | 0         | 0         | 0          | 0           | 0           | 0        | 2        |
| Milfield          |     | 0                    | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 0        |
| Elsewhere         |     | 3                    | 0        | 0         | 1         | 0          | 0           | 0           | 0        | 4        |
| <b>Total</b>      |     | <b>6</b>             | <b>2</b> | <b>1</b>  | <b>0</b>  | <b>0</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>9</b> |

### 3.2 Availability

Databases of available premises do not identify any units on the market in Wooler and the surrounding area.

### 3.3 Demand

Since January 2000 no office transactions have been reported in the Wooler area. Having regard to the local nature of the market and the small size of units, under-reporting on national databases is to be expected.

In rural areas there is such limited market activity the reuse of buildings for employment premises appears to meet requirements. The provision of office space at the Cheviot Centre will have met any pent up demand for small suites and there are unlikely to be frustrated requirements. The market for office premises is very localised (as the role of the Glendale Trust illustrates) and any enquiries are largely be word of mouth between businesses and property owners, as such they are generally below the radar of business support organisations.

### 3.4 Rents, Yields & Viability

Occupiers are typically local businesses operating from a single unit, and serve the local community. To investors they provide poor covenant strength and this will be reflected in high yields.

The VOA has applied rents of £2.43 to £5.11 psf to office hereditaments in the NE71 postcode area. The highest rents have been applied to offices in buildings located in the Wooler B06 area.

The combination of low rents and high yields substantially undermines the viability of development, leaving little profit for developers and inadequate returns for landowners. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. In such conditions, absent of



public sector commitment to direct development, flexible planning policies which allow businesses to convert premises to office accommodation is most appropriate.

## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Wooler as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014).

| Estate                             | Estate Ref | Total Area (ha) | Available Area (ha) |
|------------------------------------|------------|-----------------|---------------------|
| Wooler                             | B06        | 4.85            | 0.00                |
| Milfield                           | B07        | 4.79            | 0.00                |
| Wooperton Station Sawmill          | B08        | 5.06            | 0.00                |
| Wooler- North West of Berwick Road | B11        | 2.09            | 2.09                |
| <b>Total</b>                       |            | <b>16.79</b>    | <b>2.09</b>         |

Although the main industrial estate at Wooler is at capacity a triangular plot of land is allocated on the opposite side of Berwick Road, which could accommodate future requirements. However the land lacks infrastructure and high up-front cost of servicing will deter investment. There is also scope for further development at Milfield where consent for a waste processing facility has been granted.

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. These are replicated in the table below. Extensions to buildings are excluded and the pods at the Cheviot Centre have not been captured by the Council's analysis.

| Estate       | Site Ref | Building Area (sq m) | Land Area (ha) | Comments             |
|--------------|----------|----------------------|----------------|----------------------|
| Wooler       | B06      | 740                  | 0.07           | Industrial/workshops |
| Milfield     | B07/02   | 12,591               | 1.26           | Poultry Farm         |
| <b>Total</b> |          | <b>13,331</b>        | <b>1.33</b>    |                      |

Take-up of employment land over this 16 year period has totalled 1.33 ha, however this figure includes take-up for poultry sheds of 1.26 ha. The consent granted at Milfield could result in the



take-up of around 1 hectare for waste processing a sui generis use. Disregarding non-employment uses, take-up reduces to 0.07 ha, of which none has been for office development.

### 4.3 Implied Supply

In the 16 year period since 1999, just 0.07 hectares have been taken-up for employment purposes. This is negligible and provides little basis for the retention of 2.09 hectares of available employment land to serve the plan period. However there does seem to be a tight supply and modest development of industrial units at Wooler could stimulate take-up.

### 4.4 Qualitative Assessment

In the following table the available plot (see 4.1) is assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| Estate                              | Site Ref | Area (ha) | IA / RP | BF / GF | < 2 km from SHN |
|-------------------------------------|----------|-----------|---------|---------|-----------------|
| Wooler - North West of Berwick Road | B11      | 2.086     | RP      | GF      | N               |

The land to the north west of Berwick Road requires preparation and is remote from the strategic highway network. However it does provide an extension to the town's established industrial estate and thus is well situated to meet the requirements of local businesses. Whilst the frontage plots may be capable of development without substantial infrastructure provision, some investment by the public sector in roads and services to open up the site would be beneficial.

## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths  | Weaknesses  |
|--|---|
| <ul style="list-style-type: none"> <li>• Modern stock at Wooler</li> <li>• Low vacancy rate</li> <li>• High quality of life</li> <li>• Wooler serves wide rural catchment area</li> <li>• Strong and active community trust</li> </ul> | <ul style="list-style-type: none"> <li>• Limited demand</li> <li>• Limited supply of premises</li> <li>• Private sector speculative development not viable and conversion of premises can be uneconomic</li> <li>• IT infrastructure poor</li> <li>• Relatively remote</li> <li>• Restricted labour pool and skills base</li> </ul> |



| Opportunities  | Threats   |
|--|---|
| <ul style="list-style-type: none"> <li>• Further capacity at established employment sites</li> <li>• Tourism growth could stimulate service industries</li> <li>• Scottish political uncertainty could encourage cross-border relocations</li> </ul> | <ul style="list-style-type: none"> <li>•</li> </ul> |

The ELR does not propose additional employment land in this area, but nor does it consider the de-allocation of current sites. Against past low levels of demand, the scale of the undeveloped allocation to the north-west of Berwick Road seems excessive, but there is some evidence that there is demand for further industrial units with yard space in the town which could be met if units are developed by the public sector. Even so we consider that the site area could be reduced without constraining the market. There will also be opportunities to deliver additional employment floorspace through conversion of existing buildings.





## AMBLE



### 1. INTRODUCTION

#### 1.1 The Town

Amble is a small coastal town with a population of around 6,000 situated on the Coquet estuary ten miles north of Ashington and eight miles south east of Alnwick.

The town is served by the A1068 which links Ashington to Alnwick; at Alnwick there is access to the A1. The East Coast Main Line railway passes 3 miles to the west of the town. The closest station is at Acklington but passenger services are infrequent. There are more frequent services from Alnmouth station.

#### 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Amble and the surrounding area:



| Estate                         | Ref |
|--------------------------------|-----|
| Amble - Coquet Enterprise Park | A08 |
| Hadston                        | D01 |

Coquet Enterprise Park is a large industrial estate, laid out in the 1970s and progressively developed over the subsequent decades. It provides a range of modern units on a well laid out estate which accommodate a mix of uses including a wide range of industrial and storage uses for companies such as Border Laird Food, Holywell Engineering and Northern Structures. Other uses include light industrial starter units and bulk retail operators, whilst non B class uses have also encroached upon the site including a childcare facility and a children's indoor play centre. The site provides for indigenous, local demand.

Hadston provides business starter units and general industrial units. The newer starter units are generally in good or average condition but some of the larger units are in poor condition.

Our analysis of VOA data identifies additional concentrations of employment premises in the following locations which are briefly described below:

- Amble Town Centre has various offices workshops and stores, in particular there are stores at Broomhill Quay serving the fishing boats; these are modern brick buildings arranged around a yard.
- There are various workshops and stores in and around Felton often within former farm buildings, including Eshott Heugh Farm, Rasherap & Kitswell Dene

The table below summarises the views of 2 respondents to the business survey based in Amble.

| How would you rate:                                    | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                           |           |      | 2            |      |           |
| The area surrounding your premises                     |           |      | 1            | 1    |           |
| The quality of life                                    |           | 2    |              |      |           |
| Availability of housing for employees                  |           | 2    |              |      |           |
| Quality of local road network                          |           | 1    |              | 1    |           |
| Public transport accessibility                         |           |      |              | 2    |           |
| Skills & qualifications of the available labour supply |           |      | 1            | 1    |           |
| Access to your customers                               |           |      | 2            |      |           |
| Access to supply chains                                |           |      | 2            |      |           |



|  |  |   |   |   |   |
|--|--|---|---|---|---|
| Access to ports / airports                                 |  | 1 | 1 |   |   |
| Quality of IT infrastructure (broadband / mobile coverage) |  | 1 |   |   | 1 |
| Quality of utilities infrastructure                        |  |   | 1 | 1 |   |

The quality of life, and availability of housing are rated as good; but public transport, labour supply and utilities infrastructure were regarded as being satisfactory or poor. The relatively small population of the town limits the overall capacity for growth in its employment base.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses the two existing employment areas. Coquet Enterprise Park is rated as “Average” quality. Hadston is rated “Lower”.

| Estate                         | Ref | Role of Site   | Quality |
|--------------------------------|-----|--|---------|
| Amble - Coquet Enterprise Park | A08 | General B-Class employment uses serving a local market | Average |
| Hadston                        | D01 | Workshop starter units                                 | Lower   |

The ELR recognised that Coquet Enterprise Park had seen very little take-up and had a substantial stock of available land. Given the limited commercial market in Amble and the proximity of much of the site to residential areas, the de-allocation / re-designation of some of the site was considered, but as the site addressed indigenous, local demand the estate was retained in its entirety for employment use.

New housing development and pressure for more housing in the Hadston area was seen both as a threat to the estate and an opportunity to capture more small businesses and increase demand. The ELR proposed the retention of the whole estate.

### 1.4 Findings of Workshop for Agents and Developers

The market does not really regard Amble as a “Main Town” for employment purposes. The office market is very limited and the industrial market is mainly local, and reliant on ad-hoc occupier-led requirements. Even at rents of only £2.50 psf it has been difficult to attract occupiers which is evidence of limited market demand. There had been no enquiries for the Northumberland Foods factory and when large employers such as these fold there is no realistic prospect of finding alternative occupiers for this scale of factory. The factory's demolition will allow its future redevelopment as small units to meet local demand. The former Holywell factory has been subdivided and a wood pellet manufacturer is in occupation. There are plans for a combined heat & power plant on the site.

The town will not attract private sector development and public sector provision required.



Improvements around the harbour have created opportunities for growth in the tourism and leisure sector; but there is no need for additional land allocations as Coquet Enterprise Park is larger than the market requires. Opportunities to reduce the size of the park should be investigated.

## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 135 industrial hereditaments within the NE65 9 & NE65 0 postcode area. This represents 4.9% of the County's industrial premises, and 2.3% of the total floorspace, indicating the relatively small size of units in this part of the County. Within this area Amble dominates with 98 units, but within the town only half of the units are on Coquet Enterprise Park. The stores on the Quayside are small but numerous and there are workshops and stores elsewhere in the town.

| Estate                         | Ref | Units |          |           |           |            |             |             |        |       |
|--------------------------------|-----|-------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                                |     | < 50  | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 | TOTAL |
| Amble - Coquet Enterprise Park | A08 | 7     | 12       | 12        | 6         | 7          | 3           | 1           | 0      | 48    |
| Hadston                        | D01 | 0     | 4        | 8         | 2         | 0          | 1           | 0           | 0      | 15    |
| Amble Quayside                 |     | 5     | 17       | 0         | 0         | 0          | 0           | 0           | 0      | 22    |
| Elsewhere in Amble (NE65 0)    |     | 9     | 5        | 9         | 3         | 1          | 1           | 0           | 0      | 28    |
| Elsewhere in Felton & NE65 9   |     | 3     | 8        | 4         | 2         | 2          | 2           | 0           | 1      | 22    |
| TOTAL                          |     | 24    | 46       | 33        | 13        | 10         | 7           | 1           | 1      | 135   |

### 2.2 Availability

Databases of available premises identify that 12 properties, comprising 5,993 sq m, are currently on the market in Amble. These are all on Coquet Enterprise Park. This represents 4.7% of the County's available industrial premises, and 3.4% of the total floorspace.

| Building             | Address       | Size (sq m) | Sale / Letting | Date on Market | Analysis |
|----------------------|---------------|-------------|----------------|----------------|----------|
| Holywell Engineering | Coquet Ent Pk | 4,645       | To Let         |                | NQ       |
| Unit 1               | Coquet Ent Pk | 492         | To Let         |                |          |



|                    |                |     |        |            |       |
|--------------------|----------------|-----|--------|------------|-------|
| Unit 2             | Coquet Ent Pk  | 128 | To Let |            | £5.60 |
| Suite 4, Units 4-7 | Coquet Ent Pk  | 88  | To Let | 01/11/2014 | £5.04 |
| Suite 5, Units 4-7 | Coquet Ent Pk  | 88  | To Let | 01/10/2012 | £5.04 |
| Suite 6, Units 4-7 | Coquet Ent Pk  | 88  | To Let | 01/10/2012 | £5.04 |
| Unit 5b            | Coquet Ent Pk  | 100 | To Let | 01/03/2015 | £5.81 |
| Unit 6b            | Coquet Ent Pk  | 50  | To Let | 01/05/2014 | £7.25 |
| Unit 6c            | Coquet Ent Pk  | 75  | To Let | 01/07/2011 | £5.48 |
| Unit 6d            | Coquet Ent Pk  | 51  | To Let |            | £4.19 |
| Warehouse          | Coquet Ent Pk  | 151 | To Let |            |       |
| Unit 3             | Glendale Works | 37  | To Let |            | £4.00 |

## 2.3 Demand

The table below compares the size of available industrial units against the stock as a whole. We have restricted this analysis to units on Coquet Enterprise Park; elsewhere in the town and surrounding area the availability of property is more likely to go unreported. It should also be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded. That said the Council's Employment Sites Schedule records just one vacant unit at Hadston which suggests that there is no over-supply on that estate.

|                            | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|----------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                            | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Industrial Units  | 7                | 12       | 12        | 6         | 7          | 3           | 1           | 0      | 48    |
| Available Industrial Units | 1                | 6        | 3         | 1         | 0          | 0           | 1           | 0      | 12    |
| Vacancy Rate %             | 14               | 50       | 25        | 17        | 0          | 0           | 100         | 0      | 25    |

The overall vacancy rate of 25% on Coquet Enterprise Park is evidence of oversupply. This analysis excludes the Northumberland Foods factory in the centre of the estate which has now been demolished. This forms part of a substantial supply of ready to develop land on the Enterprise Park.

Although Amble is within the South East Northumberland Delivery Area, in terms of commercial property and access to the strategic road network it is remote from the major towns of Ashington, Bedlington, Blyth and Cramlington. Nor is the town comparable to the Main Towns in the North Delivery Area, which have the advantage of A1 access. As such it is not the focus of market activity and neither Arch nor NECC receive enquiries from businesses considering locating here. It is our experience that the market is predominantly local.



To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 31 reported transactions, 21 on Coquet Enterprise Park and 10 at Hadston. These have involved 16,164 sq m of floorspace. This represents 4.3% of all deals reported in Northumberland. This broadly corresponds to the town’s proportion of the County’s stock – 4.9%, suggesting that the market is not constrained.

Three businesses in Amble responded to the survey. Of these, one expected to take alternative or additional premises in 3-5 years. This was a company occupying a 5,000 sq ft industrial that wanted slightly smaller premises and would consider locations within a 25 mile radius. It is clear from the respondent’s comments that Amble is regarded as too peripheral.

Smaller units on both estates have generally let after marketing periods of less than a year, but larger units take longer – two years or more, indicating that the market mainly comprises small scale local demand. The largest premises have failed to attract any serious enquiries: the marketing of Northumberland Foods factory demonstrated no demand for this size of factory in this location and ultimately its demolition was the only realistic option.

## **2.4 Rents, Yields & Viability**

Asking rents for units of around 1,000 sq ft are £5 - £6 per sq ft and whilst these levels of rent were being achieved in and around 2008 details of more recent deals have tended not to be disclosed, which suggests that, in common with other locations, rents have fallen. Agents report that they have been struggling to achieve rents of £2.50 psf.

To investors, local companies provide poor covenant strength and this is reflected in higher yields limiting the capital value of new development.

High vacancy rates are evidence of oversupply in Amble, this will deter industrial development. Historically the town has relied on bespoke development and public sector provision. At Hadston vacancy rates are low but here too the market is reliant on direct development by public sector.

## **3 OFFICE PREMISES**

### **3.1 Stock**

The VOA identifies 20 office hereditaments within Amble and the surrounding area. This represents 1.4% of the County’s office premises, but only 0.7% of the total floorspace, indicating the relatively small size of units in this part of the County. These offices are almost all within Amble town centre with two buildings, Fourways Centre and Fourways 2, comprising 11 of the





office units. The former is a converted pub and the latter purpose built offices which opened in 2008. Both were conceived by Amble Development Trust and funded by a range of public sector organisations. Half of all the town's office units are less than 50 sq m and none are larger than 500 sq m.

| Estate            | Ref | Units |          |           |           |            |             |             |        | TOTAL |
|-------------------|-----|-------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                   |     | < 50  | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Amble Town Centre |     | 10    | 6        | 3         | 1         | 0          | 0           | 0           | 0      | 20    |

### 3.2 Availability

Databases of available premises do not identify any vacant office properties in Amble and the surrounding area. In small local markets such as Amble the availability of property is more likely to go unreported, and small units which may be marketed locally may not be advertised on national property databases.

### 3.3 Demand

Although Amble does not appear to have any vacant office units there is a limited market for offices in the town. Conversion and developments by Amble Development Trust have improved the quality of the stock and provided office space for small businesses. This will have met what little local demand there is and provision of further office floorspace in the future can be expected to follow a similar model i.e. conversion of an existing building or a small scale development in the town centre funded by public sector partners.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 two transactions have been reported in Amble involving 562 sq m of floorspace. The lettings within Fourways Centre and Fourways 2 have not been reported.

| Address             | Size (sq m) | Transaction      | Days on Market | Incentives | Analysis      |
|---------------------|-------------|------------------|----------------|------------|---------------|
| Scott Street        | 231         | Sale Oct 2010    | 86             | NK         | Price £70,000 |
| 21-23 Bridge Street | 331         | Letting May 2007 | 41             | NK         | NK            |



Both the transactions reported are for relatively large units, but both were on the market for less than three months which suggests that when suitable premises become available there is demand and that the current stock is not meeting demand. What is not clear is whether these buildings have remained in office use.

### 3.4 Rents, Yields & Viability

The VOA tone of rental value equates to £5.75 to £6.50 psf. This is approximately half the level required to enable speculative development to proceed.

To investors, local companies provide poor covenant strength and this is reflected in higher yields limiting the capital value of new development. Overall the restricted level of demand will result in long marketing periods and new development will be reliant either on substantial levels of gap funding, or more likely direct development by the public sector.

## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Amble and Hadston as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014).

| Estate                         | Estate Ref | Total Area (ha) | Available Area (ha) |
|--------------------------------|------------|-----------------|---------------------|
| Amble - Coquet Enterprise Park | A08        | 22.64           | 10.68               |
| Hadston                        | D01        | 4.28            | 1.22                |
| <b>Total</b>                   |            | <b>26.92</b>    | <b>11.90</b>        |

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. These are replicated in the table below. Extensions to buildings are excluded.

Take-up of employment land over this 16 year period has totalled 1.59 ha, all of which has been at Amble. Nothing has been developed at Hadston during this period. This take-up figure includes uses such as a nursery and soft play centre. Disregarding these non-employment uses, take-up reduces to 0.75 ha, which has mainly comprised external storage compounds.





| Estate                         | Site Ref | Building Area (sq m) | Land Area (ha) | Comments         |
|--------------------------------|----------|----------------------|----------------|------------------|
| Amble - Coquet Enterprise Park | A08/34   | 347                  | 0.32           | Storage          |
|                                | A08/23.4 | 190                  | 0.07           | Industrial       |
|                                | A08/27   | 144                  | 0.22           | Industrial       |
|                                | A08/28   | 814                  | 0.64           | Soft Play        |
|                                | A08/29   | 150                  | 0.20           | Childcare Centre |
|                                | A08/30   | -                    | 0.07           | Builders yard    |
|                                | A08/31   | -                    | 0.07           | Compound         |
| <b>Total</b>                   |          | <b>1645</b>          | <b>1.59</b>    |                  |

### 4.3 Implied Supply

In the 16 year period since 1999, 0.75 hectares have been taken-up for employment purposes. This equates to 0.05 ha per annum. On this basis the 11.90 hectares of available employment land would be sufficient for over 100 years.

### 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| Estate                         | Site Ref | Area (ha)    | IA / RP | BF / GF | < 2 km from SHN |
|--------------------------------|----------|--------------|---------|---------|-----------------|
| Amble - Coquet Enterprise Park | A08/06   | 2.36         | IA      | BF      | N               |
|                                | A08/06.1 | 0.66         | IA      | GF      | N               |
|                                | A08/31   | 0.07         | IA      | GF      | N               |
|                                | A08/32   | 0.07         | IA      | GF      | N               |
|                                | A08/A    | 1.61         | IA      | GF      | N               |
|                                | A08/C    | 0.42         | IA      | GF      | N               |
|                                | A08/D    | 0.20         | IA      | GF      | N               |
|                                | A08/G    | 0.50         | IA      | GF      | N               |
|                                | A08/J    | 0.54         | IA      | GF      | N               |
|                                | A08/K    | 4.26         | IA      | GF      | N               |
| Hadston                        | D01/B    | 1.22         | IA      | GF      | N               |
| <b>Total</b>                   |          | <b>11.90</b> |         |         |                 |



Against these three key indicators of quality, ten sites comprising 9.53 ha are immediately available and greenfield. None are however within 2km drive of a dual carriageway such as the A1 or A189, which is a key requirement for the majority of industrial and warehouse occupiers. At past levels of take-up these ten sites equate to over 100 years supply; evidence that it is lack of demand, not a shortage of sites, which is holding back development in Amble and Hadston.

## 5 CONCLUSION

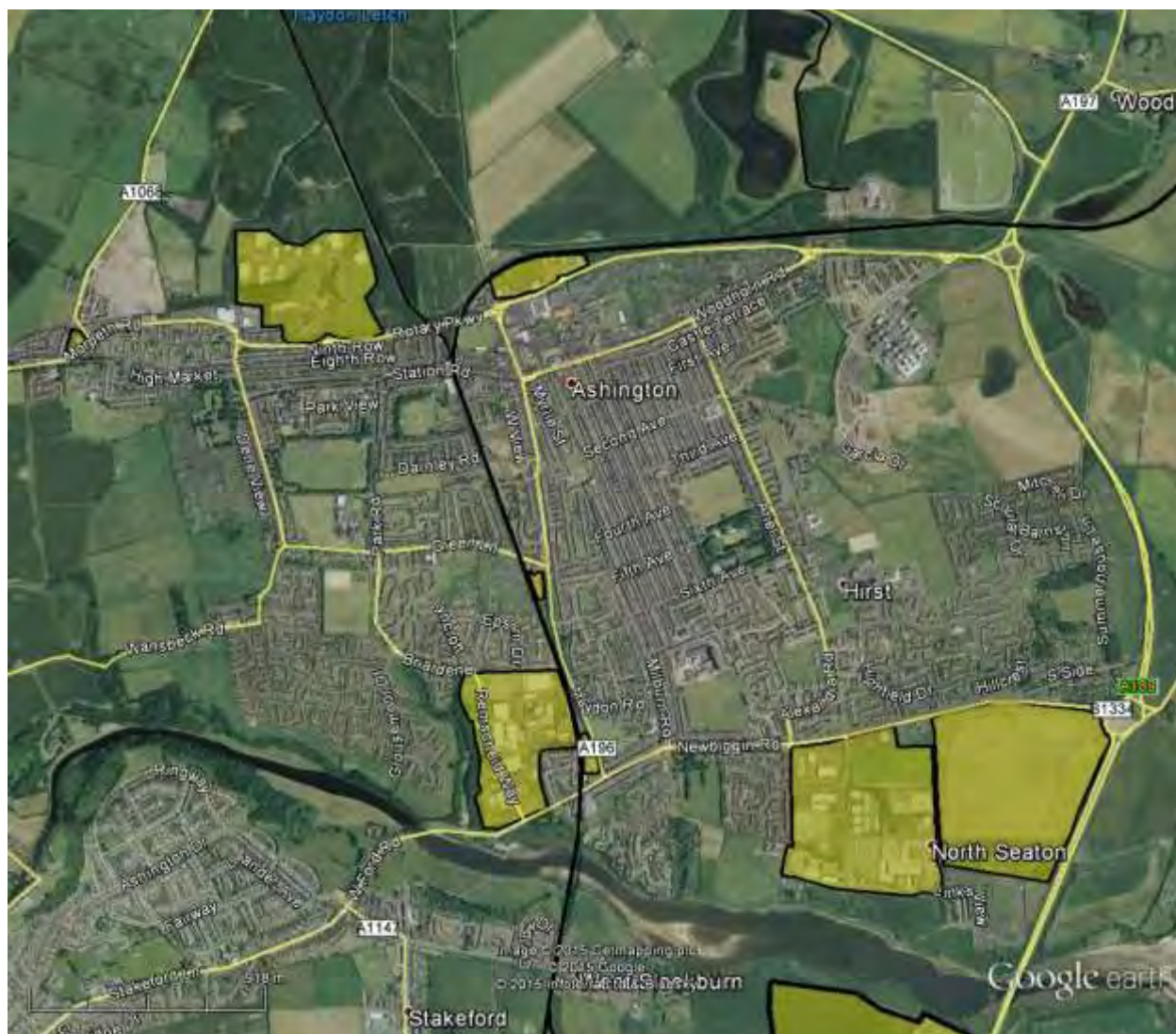
### 5.1 SWOT Analysis

| Strengths   | Weaknesses   |
|---|--|
| <ul style="list-style-type: none"> <li>• Well laid out industrial estate supporting range of uses.</li> <li>• Level, serviced plots available for immediate development at Amble and Hadston.</li> <li>• Quality of life</li> <li>• Available housing for employees</li> </ul>      | <ul style="list-style-type: none"> <li>• Distant from strategic highway network</li> <li>• Major employer has closed its factory leaving large cleared site in centre of estate</li> <li>• Competition from other industrial locations in South East Northumberland which more readily attract investment.</li> <li>• Public transport services</li> </ul> |
| Opportunities   | Threats  |
| <ul style="list-style-type: none"> <li>• There are easy options to reduce the size of the estates and use for alternative development.</li> <li>• Interest from CHP plant</li> <li>• Tourism and leisure</li> <li>• Some evidence of constrained demand for office space</li> </ul> | <ul style="list-style-type: none"> <li>• Tesco is not proceeding with its new store, which will hamper the town's regeneration.</li> </ul>   |

The ELR recognised that Coquet Enterprise Park had an overly large supply of employment land but stopped short of de-allocating or re-allocating sites. Our analysis identifies that the local office market is focussed on the town centre and that in the industrial market there is oversupply of both land and premises. Although the estate is well laid out there are opportunities to reduce the scale of employment land allocations without compromising the integrity of the estate. In particular land to the north west of the estate appears to be disconnected from industrial activity. At the far end of the estate, the allocated land beyond Percy Drive is separated from the rest of the estate and un-serviced, making it an easy option for de-allocation. At Hadston there is limited demand and de-allocation of land at the back of the estate should be considered.



## ASHINGTON



### 1. INTRODUCTION

#### 1.1 The Town

Ashington in South East Northumberland has a population of around 27,900. The town is situated on the north bank of the River Wansbeck. It was a centre of the coal mining industry. The legacy of its decline persists but it has developed a mixed manufacturing sector and has recently been the subject of substantial investment by multinational paint company Akzo Nobel to establish a new production facility.

Ashington is situated 4 miles east of Morpeth and 14 miles north of Newcastle upon Tyne. The A189 Spine Road which skirts the east side of the town provides a fast dual carriageway link southwards to the A19 and access to the other principal towns within South East Northumberland. The A197 Morpeth Road heads west from the town centre but will not provide direct access to the A1 until the completion of the Morpeth Northern Bypass.



A railway line passes through Ashington and there is a station at Wansbeck Square in the town centre; the railway takes freight but not passengers. Feasibility studies are underway looking at reinstating passenger services to the Ashington Blyth Tyne line, NCC have confirmed funding to move to the GRIP 3 phase, which will allow further bids for funding and further advance the appointment of key project partners

## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Ashington and the surrounding area:

| Estate                             | Ref |
|------------------------------------|-----|
| Ashington – Jubilee Ind Est        | F01 |
| Ashington – North Seaton Ind Est   | F02 |
| Ashington – Ellington Road Ends    | F03 |
| Ashington – Wansbeck Business Park | F10 |
| Ashington – Lintonville            | F11 |
| Ashington – Ashwood Business Park  | F12 |
| Ashington – Green Lane Workshops   | F19 |

Jubilee Industrial Estate is located to the west of the town centre and comprises generally older property including the former Dewhirst Clothing Factory which has been subdivided and let as smaller units. Local road access is poor and over the last few decades new housing has been developed along the northern edge of the estate.

North Seaton Industrial Estate houses a range of buildings with a mix of uses from car showrooms to garden centres. However the estate is still an important centre for industrial operations. The latest development, at Merchant Court Trade Park, was a redevelopment of part existing factories completed in January 2009. This comprises 19 industrial units totalling 72,000 sq ft. Demand in the main has been for small units and from new start-up companies. North Seaton is separated from housing areas and has good access to the A189.

Wansbeck Business Park is a good quality park on the northern edge of the town with factories and offices in landscaped surroundings. The Park originally developed by English Estates is now part of Arch's portfolio. Access to the business park is along the edge of housing areas, the construction of the Morpeth Northern bypass will improve access from the A1.

Lintonville Enterprise Park is a modern, mixed use site located to the north of Ashington town centre. The Park includes offices and starter industrial units at Wansbeck Enterprise Centre, a



McDonalds restaurant, purpose built offices for Age Concern , a bus depot, and a car dealership. The site is separated from housing by the A197.

Ashington's newest industrial estate is Ashwood Business Park, adjacent to and with direct access from the A189 Spine Road. It is separated from housing by roads and an earth bund on the north, west and south boundaries. In 2007 Fergusons built six new factories/warehouses with sizes ranging from 4,000 sq ft to 10,000 sq ft for sale or to let at quoting rents of between £4.00 per sq ft to £4.25 per sq ft. The market for these was slow, but the estate but gathered critical mass with bespoke premises for Akzo Nobel and Bernicia Housing.

The Green Lane Workshops provide small businesses with affordable premises in somewhat dated offices and workshops. At Ellington Road Ends the old high bay workshops have been demolished to make way for housing, but a car dealership and a single hybrid office / workshop remains. Both of these estates are in close proximity to housing and would be unsuitable for heavy industry.

Our analysis of VOA data identifies an additional concentration of employment premises to the east of Lintonville Terrace and north of Woodhorn Road. Here on the edge of the town centre are various small workshops. These range from pre-war brick built workshops to more modern units. There have been proposals to regenerate this area by relocating the businesses and redeveloping the sites to make more of this town centre location. It is understood that much of this area is proposed for a new civic headquarters for the County Council.

The table below summarises the views of 12 respondents to the business survey based in Ashington.

| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               | 3         | 6    | 3            |      |           |
| The area surrounding your premises                         | 2         | 7    | 3            |      |           |
| The quality of life  | 3         | 6    | 3            |      |           |
| Availability of housing for employees                      | 1         | 6    | 4            |      |           |
| Quality of local road network                              | 2         | 4    | 5            | 1    |           |
| Public transport accessibility                             | 1         | 3    | 5            | 2    |           |
| Skills & qualifications of the available labour supply     | 1         | 4    | 5            | 1    | 1         |
| Access to your customers                                   | 2         | 6    | 4            |      |           |
| Access to supply chains                                    | 2         | 4    | 6            |      |           |
| Access to ports / airports                                 | 1         | 5    | 6            |      |           |
| Quality of IT infrastructure (broadband / mobile coverage) | 1         | 1    | 6            | 1    | 3         |
| Quality of utilities infrastructure                        | 1         | 3    | 6            | 1    | 1         |



These businesses are largely positive about Ashington as a business location, with one respondent rating everything as excellent. A minority of respondents rated public transport accessibility, the skills of the workforce, IT infrastructure and utilities infrastructure as poor or very poor.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses 7 existing employment areas. Four of these: North Seaton, Ashwood BP, Wansbeck BP and Lintonville are rated as “Higher” quality. The remaining three are rated as “Average”. The ELR does not propose to de-allocate any existing employment areas.

| Estate                             | Ref | Role of Site                                | Quality |
|------------------------------------|-----|---|---------|
| Ashington – Jubilee Ind Est        | F01 | Mixed use employment area                   | Average |
| Ashington – North Seaton Ind Est   | F02 | Mixed use employment area                   | Higher  |
| Ashington – Ellington Road Ends    | F03 | Light industrial units serving local market | Average |
| Ashington – Wansbeck Business Park | F10 | Business Park                               | Higher  |
| Ashington – Lintonville            | F11 | Mixed use employment area                   | Higher  |
| Ashington – Ashwood Business Park  | F12 | Industrial starter / move-on units          | Higher  |
| Ashington – Green Lane Workshops   | F19 | Workshop starter units                      | Average |

The ELR found weak demand for offices in Ashington, with small self-contained offices at Wansbeck Business Park proving difficult to let.

In terms of Ashington’s future requirements, whilst there had been take-up, a substantial amount of land remained available at North Seaton Industrial Estate, Wansbeck Business Park and Ashwood Business Park; the ELR concluded that no further allocation would be necessary.

### 1.4 Findings of Workshop for Agents and Developers

Agents advise that there is reasonable demand for industrial units for manufacturing and that this has been increasing. Demand is diverse with recent enquiries from manufacturers in the oil & gas, renewables, healthcare and food sectors. Market demand is largely but not exclusively from local companies, with some significant inward investment enquiries. Others are attracted to the town by the availability of sites on well laid out estates.

Ashwood Business Park is well located; Bernicia’s offices and Akzo Nobel’s factory demonstrate demand for large, accessible, good quality sites. Arch is concerned that the layout of the estate road and the siting of smaller units in the centre will prevent other very large requirements being accommodated on the Park. North Seaton, although it is looking tired, is in a good location and





there is steady demand for premises; it has increasingly accommodated retail and trade counter uses but there remains demand from industrial occupiers.

There is also good demand for premises on Wansbeck Business Park; Sugarfayre is relocating within the Park and there has already been interest for their 20,000 sq ft premises. Arch is developing two 5,000 sq ft factories at Wansbeck demonstrating its confidence in the market and its ambition to be an active developer / investor.

Jubilee Estate is poor quality with some time expired buildings, but Culpitts have refurbished their building and Belco also doing well; Arch also have plans to invest here by redeveloping some of the poorer accommodation.

There is a high provision of small office and workspace within the town. Wansbeck Business Centre has substantial levels of vacancies and space could be upgraded. There is reasonable demand for office units of less than 1,500 sq ft but larger space e.g. Esther Court has struggled.

Ashington has sufficient development plots on its existing estates to accommodate requirements. The town competes with Cramlington and North Tyneside which have greater critical mass and are stronger industrial locations. For the foreseeable future, development activity will be largely restricted to bespoke development on serviced plots on established industrial estates. Development is not being held back by lack of site but by viability, with occupiers unwilling to pay the rents and values required to enable viable development. In areas of limited market demand empty rates are a further barrier to speculative development. In the past Ashington has relied on the public sector to provide new advance office and industrial accommodation and recently Arch has taken on this role.

Road links are improving but this it remains to be seen how this impacts upon demand for sites and premises in Ashington. The completion of the Morpeth Northern Bypass will improve access from the northern end of the town to the A1, but will also open up a new employment site at Fairmoor, which could draw some demand from Ashington.

To the north and south of Ashington are large areas of land at Lynemouth and Cambois / West Sleekburn which complement the supply of sites in Ashington by providing land and premises that can accommodate bad neighbour uses that might otherwise require land on Ashington's estates. However these sites will also compete with the Ashington estates.



## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 258 industrial hereditaments within the NE63 postcode area. This represents 9.3% of the County's industrial premises, and 6.8% of the total floorspace. In terms of unit numbers the town ranks third after Cramlington and Blyth, but in terms of floorspace it ranks sixth. Some 90% of units are less than 1000 sq m (10,764 sq ft), and 65% are less than 250 sq m (2,691 sq ft). This underlines the views of agents that although the town is home to some larger manufacturing firms the majority of the market comprises smaller local businesses. Whilst Akzo Nobel's offices at Ashwood Business Park are in the rating list the factory is not, given its recent completion, and as such is not included in the assessment below. Clearly the scale of the facility, at over 16,000 sq m, will add significantly to the existing stock.

| Estate                 | Ref | Industrial Hereditaments (sq m) |           |           |           |            |             |             |          |            |
|------------------------|-----|---------------------------------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|                        |     | < 50                            | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL      |
| Jubilee Ind Est        | F01 | 8                               | 9         | 7         | 1         | 6          | 3           | 5           | 2        | 41         |
| North Seaton Ind Est   | F02 | 1                               | 10        | 27        | 18        | 12         | 5           | 4           | 0        | 77         |
| Ellington Road Ends    | F03 | 0                               | 0         | 1         | 0         | 0          | 0           | 0           | 0        | 1          |
| Wansbeck Business Park | F10 | 0                               | 0         | 7         | 4         | 4          | 2           | 4           | 0        | 21         |
| Lintonville            | F11 | 5                               | 11        | 1         | 0         | 0          | 0           | 0           | 0        | 17         |
| Ashwood Business Park  | F12 | 0                               | 0         | 0         | 3         | 3          | 0           | 0           | 0        | 6          |
| Green Lane Workshops   | F19 | 11                              | 12        | 2         | 0         | 0          | 0           | 0           | 0        | 25         |
| Elsewhere in NE63      |     | 7                               | 16        | 32        | 10        | 4          | 1           | 0           | 0        | 70         |
| <b>TOTAL</b>           |     | <b>32</b>                       | <b>58</b> | <b>77</b> | <b>36</b> | <b>29</b>  | <b>11</b>   | <b>13</b>   | <b>2</b> | <b>258</b> |

### 2.2 Availability

Databases of available premises identify that 41 properties are currently on the market in Ashington (see Appendix 4). This represents 16.1% of the County's available industrial premises, and 8.6% of the total floorspace.

### 2.3 Demand

The table below compares the size of available industrial units against the stock as a whole. It should also be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded.





|                            | Unit Size (sq m) |            |            |           |            |             |             |          | TOTAL      |
|----------------------------|------------------|------------|------------|-----------|------------|-------------|-------------|----------|------------|
|                            | < 50             | 50 - 100   | 100 - 250  | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |            |
| Stock of Industrial Units  | 32               | 58         | 77         | 36        | 29         | 11          | 13          | 2        | 258        |
| Available Industrial Units | 8                | 8          | 17         | 2         | 3          | 0           | 3           | 0        | 41         |
| Vacancy Rate %             | <b>25%</b>       | <b>14%</b> | <b>22%</b> | <b>6%</b> | <b>10%</b> | <b>0</b>    | <b>23%</b>  | <b>0</b> | <b>16%</b> |

The overall vacancy rate of 16% suggests an element of oversupply. This oversupply is largely amongst units of less than 250 sq m. Whereas occupancy rates are good at Green Lane and at Lintonville where business support services are available, they are lower amongst the smaller units on Jubilee and North Seaton industrial estates where some of the stock has been created by subdividing old factories. At North Seaton the second phase of Waterside Court has yet to achieve full occupancy and the provision of new units on the estate seems to have led to higher vacancies amongst older terraced units.

Arch advises that major enquiries for industrial premises in the County largely focus on five towns: Ashington, Blyth, Cramlington, Hexham and Prudhoe. In Ashington a diverse and growing range of manufacturing companies is attracted by the low cost of premises & labour and the availability of land. Ashwood Business Park recently attracted Akzo Nobel who invested over £100m in their new facility; other large requirements, including a food manufacturer, have considered the estate. At Wansbeck Business Park there has been demand from a range of manufacturers for new and second-hand premises, the level of enquiries has encouraged Arch to develop two new 5,000 sq ft factories.

Enquiries are generally from sectors already represented in the town: food manufacturing as already represented by Culpitts and Sugar Fayre, companies serving the energy sector such as. Arefco Seals at Jubilee, and healthcare products. Manufacturing companies serving the off-shore energy sector do not necessarily require a Port or riverside location and towns in South East or Central Northumberland would be considered. Demand for industrial premises comes from a range of both local and national businesses.

It is also worth noting that marketing of land at Ashwood and Wansbeck Business Parks has recently transferred to Arch Developments from 'Onsite', who managed the former One North East site portfolio. It is anticipated that this will bring a more active approach to promotion of these sites, which may increase the likelihood of attracting investment.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have



been 85 reported transactions in Ashington involving 27,872 sq m of floorspace (see Appendix 6). This represents 11.8% of all deals reported in Northumberland. This is higher than the town's proportion of industrial stock – 9.3%, suggesting that the market is not constrained and demonstrating that demand has been strong in recent years

14 businesses in this area responded to the survey, of which 6 were occupying industrial / warehouse premises. 5 of the 6 were local companies operating from just this location. The sixth is a subsidiary of a US company. Four companies expected to take alternative or additional premises in the next two years. The four would consider locations within the local area; one stated a preference for Cramlington. This was a manufacturing business looking for up to 25,000 sq ft. The unit sizes required are summarised in the table below.

|                         | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|-------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                         | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Industrial Requirements |                  |          | 1         |           | 1          |             | 1           | 1      | 6     |

Three of the four requirements were for factories or warehouses with 6-9 m eaves, the smallest requirement would prefer lower eaves. The preferred office content ranged from 10% to 30%. These companies regarded the cost of premises, access to finance and/or grants and broadband connectivity as major obstacles to the expansion of their businesses. One particular business expressed frustration that premises with sufficient electrical power for manufacturing were not readily available as most new modern buildings were designed as warehouses. Overall the survey responses indicate that the recent healthy level of floorspace development in the town is likely to continue.

The length of time that units have been on the market before being taken by an occupier ranges substantially from a couple of months to three years. There is no particular pattern, but some larger units have remained on the market for extended periods. Given the diverse age and size of premises and the high levels of availability amongst some types of unit this is perhaps not surprising. But it does demonstrate that overall there is not a shortage of premises or frustrated demand as is evident in other Main Towns, such as Morpeth and Hexham.

## 2.4 Rents, Yields & Viability

Lettings of new industrial units at Ashwood Business Park have achieved rents of £3.50 to £4.25 per sq ft. On the more established North Seaton Industrial Estate rents of £4.50 psf were being achieved for 1,600 sq ft units at Merchant Court in 2009 but these fell back during the recession and having recovered somewhat, asking rents are now £4.35 psf. Achieved rents are not being disclosed, suggesting that they have fallen further. Merchant Court provides small units in a



subdivided factory with new terraced units alongside. There is a perhaps an over-supply of smaller units on this estate putting downward pressure on rents.

High vacancy rates amongst smaller units are evidence of oversupply in Ashington, this will deter speculative industrial development for the foreseeable future. However Arch identifies scope for the provision of mid-sized manufacturing premises given the level of enquiries that they are receiving and proposes to construct two advance factories at Wansbeck Business Park. Larger enquiries are more typically met by bespoke schemes. Historically it has only been during prolonged periods of economic growth that levels of demand, rent and yield allow speculative development to occur in Ashington and even then low levels of occupational demand have meant prolonged marketing has been required for some premises. Such conditions are unlikely to return in the foreseeable future.

When development activity resumes we would expect serviced plots on Ashwood Business Park and at North Seaton to be the preferred location as these provide easier access to the strategic highway network. Public sector provision of industrial and office space has been an important component of the past supply, and can be expected to be required over the plan period.

### **3. OFFICE PREMISES**

#### **3.1 Stock**

The VOA identifies 145 office hereditaments within the NE63 postcode area comprising 22,933 sq m. This represents 9.8% of the County's office premises, and 10.9% of the total floorspace. Although some large offices push up the average unit size some 87% of units are less than 250 sq m. The town centre and the Wansbeck Business Park each accommodate about a third of the stock and provide a range of unit sizes. The town centre has a wide range of offices by both age and size, whereas the Business Park has modern accommodation. Both Lintonville and Green Lane provide small office accommodation in managed workspace centres. The Lintonville workspace is modern whereas Green Lane is older and of poorer specification. Lintonville and Wansbeck Business Park are to the north of the town within walking distance of the town centre. The provision of modern offices here has met demand for a quality of premises that the increasingly ageing stock in the town centre cannot provide for.



| Estate                 | Ref | Office Hereditament (sq m) |           |           |           |            |             |             |          |            |
|------------------------|-----|----------------------------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|                        |     | < 50                       | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL      |
| Jubilee Ind Est        | F01 | 0                          | 1         | 1         | 0         | 1          | 0           | 0           | 0        | 3          |
| Wansbeck Business Park | F10 | 20                         | 12        | 10        | 5         | 0          | 0           | 0           | 0        | 47         |
| Lintonville            | F11 | 31                         | 0         | 1         | 0         | 1          | 0           | 0           | 0        | 33         |
| Ashwood Business Park  | F12 | 0                          | 0         | 0         | 0         | 0          | 1           | 1           | 0        | 2          |
| Green Lane Workshops   | F19 | 10                         | 0         | 0         | 0         | 0          | 0           | 0           | 0        | 10         |
| Elsewhere in NE63      |     | 10                         | 23        | 8         | 3         | 3          | 3           | 0           | 0        | 50         |
| <b>TOTAL</b>           |     | <b>71</b>                  | <b>36</b> | <b>20</b> | <b>8</b>  | <b>5</b>   | <b>4</b>    | <b>1</b>    | <b>0</b> | <b>145</b> |

### 3.2 Availability

Databases of available premises identify 21 office properties in Ashington (see Appendix 5) to which we have added 10 vacant offices at Ashington Workspace. This represents 21% of the County's available office premises, and 6.3% of the total floorspace. Around half of the vacant units are less than 50 sq m and they include a high proportion of modern offices particularly in the town's serviced office complexes at Lintonville and Wansbeck Business Park. Databases identify only four available offices in the town centre, which suggests that oversupply is not such an issue here.

### 3.3 Demand

The table below compares the size of available office units against the stock as a whole. It should be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded. So for instance at Ashington Workspace at Lintonville 10 of the 30 offices are available yet none were identified on the EGi or FOCUS databases.

|                        | Unit Size (sq m) |           |           |           |            |             |             |          |           |
|------------------------|------------------|-----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                        | < 50             | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL     |
| Stock of Office Units  | 71               | 36        | 20        | 8         | 5          | 4           | 1           | 0        | 145       |
| Available Office Units | 15               | 6         | 6         | 4         | 0          | 0           | 0           | 0        | 31        |
| Vacancy Rate %         | <b>21</b>        | <b>17</b> | <b>30</b> | <b>50</b> | <b>0</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>21</b> |



The overall vacancy rate of 21% suggests oversupply and this oversupply is prevalent amongst all size bands below 500 sq m, which comprises 93% of stock. The largest units tend to be bespoke premises that are less frequently traded. As elsewhere in the North East increased supply of out-of-town or edge-of-town prior to 2008 was followed by increasing vacancy rates and downward pressure on rents in the subsequent recession as demand dried up.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000, 28 transactions have been reported in Ashington involving 5,109 sq m of floorspace. This represents 11% of all deals reported in Northumberland. This is the same as the town’s proportion of the County’s stock, suggesting that the market is not constrained.

14 businesses in this area responded to the survey, of which 8 were occupying office premises. These companies included professional services such as accountancy, mediation, recruitment, and marketing. But the town’s office stock also accommodates charities and public sector organisations. 5 of the 8 respondents were local companies operating from just this location. The other three had headquarters elsewhere in the region. Two companies expected to take alternative or additional premises in the next two years; both would remain in the town. A third company expecting to move in 3 to 5 years would consider other locations within Northumberland. The unit sizes required are summarised in the table below.

|                         | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|-------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                         | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Industrial Requirements | 1                | 1        |           |           |            | 1           |             |        | 3     |

Both those companies that required premises within the next two years regarded broadband connectivity and mobile phone coverage as major obstacles to the expansion of their businesses.

Marketing periods are typically around 12 – 24 months but some larger units are taking longer to find occupiers. There is no clear sign that marketing periods have changed significantly since 2008, which is perhaps not surprising given the high level of vacancies. Marketing periods in Ashington compare well to those towns such as Alnwick and Berwick where there were high levels of speculative development prior to the recession, but are longer than in towns where the office market is constrained. The low level of requirements amongst existing office based businesses supports agents’ views that Ashington is very much an industrial market rather than office based.



### 3.4 Rents, Yields & Viability

Asking rents at Wansbeck Business Park are around £7 psf for units of 250 sq m. Rents for serviced office space are higher but inclusive of service charges. At Ashington Workspace inclusive rents for suites of less than 50 sq m equate to £14 psf. Achieved rents are rarely reported. The VOA tone of value ranges from around £4 psf to £9.30 psf. With the highest tone applied to small office suites in modern serviced office buildings. The average rental tone in Ashington compares well with other Main Towns reflecting the relatively high proportion of modern accommodation, only in Cramlington and Ponteland are average rents higher, though when ranked by maximum rent, Ashington's offices are seventh.

A high proportion of the office stock is within serviced office buildings let to a high number of small businesses on flexible terms. These are management intensive and this is reflected in the yields. No recent transactions have been reported but we would expect yields of 11% - 12%. The yields on investment sales of buildings let to a single occupier will depend upon the covenant strength of the tenant; many are local businesses to which high yields will apply. This will impact on the viability of new development.

High vacancy rates are evidence of oversupply in Ashington, this will deter office development for the foreseeable future. Historically the town has been reliant on direct development by the public sector or through joint ventures with the private sector or for larger requirements bespoke development. Rents have been too low to allow speculative private sector development activity.

There is plenty of workspace providing office space for small and start-up businesses, and as our analysis of vacancy rates reveals there is an oversupply of move-on accommodation. There is no pressure for additional office development in the foreseeable future.

## 4. EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Ashington as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014).

| Estate                 | Estate Ref | Total Area (ha) | Available Area (ha) |
|------------------------|------------|-----------------|---------------------|
| Jubilee Ind Est        | F01        | 21.06           | 0.40                |
| North Seaton Ind Est   | F02        | 33.12           | 5.97                |
| Ellington Road Ends    | F03        | 0.41            | 0                   |
| Wansbeck Business Park | F10        | 19.66           | 5.40                |



|                       |     |               |              |
|-----------------------|-----|---------------|--------------|
| Lintonville           | F11 | 3.77          | 0.22         |
| Ashwood Business Park | F12 | 37.40         | 16.13        |
| Green Lane Workshops  | F19 | 0.43          | 0            |
| <b>Total</b>          |     | <b>115.85</b> | <b>28.12</b> |

## 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. These are replicated in the table below. Extensions to buildings are excluded.

Take-up of employment land over this 16 year period has totalled 25.02 ha, however this figure includes take-up for uses such as car showrooms, a garden centre etc. Disregarding these non-employment uses, take-up reduces to 20.50 ha, of which just 3.09 ha has been for office development.

| Estate                 | Site Ref | Building Area (sq m) | Land Area (ha) | Comments                  |
|------------------------|----------|----------------------|----------------|---------------------------|
| North Seaton Ind Est   | F02/02   | 1930                 | 0.63           | Merchant Court Trade Park |
|                        | F02/03   | 700                  | 1.82           | Car Showroom              |
|                        | F02/08.2 | 477                  | 0.19           | Workshops                 |
|                        | F02/09   | 1220                 | 0.34           | Industrial                |
|                        | F02/25   | 2523                 | 1.74           | Garden Centre             |
|                        | F02/26   | 2294                 | 2.00           | Industrial                |
|                        | F02/27   | 485                  | 0.69           | Household Waste Recovery  |
|                        | F02/28   | 6707                 | 1.93           | Waterside Court Workshops |
| Wansbeck Business Park | F10/06   | 2232                 | 0.85           | Industrial                |
|                        | F10/08   | 2488                 | 1.05           | Industrial                |
|                        | F10/09   | 1786                 | 0.47           | Industrial                |
|                        | F10/11   | 2181                 | 0.57           | Esther Court offices      |
| Lintonville            | F11/01   | 1417                 | 0.77           | Bus Depot                 |
|                        | F11/05   | 290                  | 0.21           | Restaurant                |
|                        | F11/06   | 409                  | 0.06           | Car Sales                 |
|                        | F11/07,8 | 900                  | 0.99           | Ashington Workspace       |
|                        | F11/10   | 1852                 | 0.24           | Age Concern Office        |
| Ashwood Business Park  | F12/01   | 3718                 | 1.21           | Industrial                |
|                        | F12/02   | 16984                | 1.70           | Offices                   |
|                        | F12/03   | 16435                | 7.56           | Industrial                |
| <b>Total</b>           |          | <b>67028</b>         | <b>25.02</b>   |                           |



### 4.3 Implied Supply

In the 16 year period since 1999, 20.50 hectares have been taken-up for employment purposes. This equates to 1.28 ha per annum. On this basis the 28.12 hectares of available employment land would be sufficient for 22 years.

### 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| Estate                 | Site Ref | Area (ha)    | IA / RP | BF / GF | < 2 km from SHN |
|------------------------|----------|--------------|---------|---------|-----------------|
| Jubilee Ind Est        | F01/A    | 0.40         | RP      | GF      | N               |
| North Seaton Ind Est   | F02/B    | 5.17         | RP      | GF      | Y               |
|                        | F02/C    | 0.79         | IA      | GF      | Y               |
| Wansbeck Business Park | F10/05   | 0.61         | IA      | GF      | N               |
|                        | F10/10   | 0.34         | IA      | GF      | N               |
|                        | F10/A    | 1.76         | IA      | GF      | N               |
|                        | F10/B    | 0.88         | IA      | GF      | N               |
|                        | F10/C    | 1.82         | IA      | GF      | N               |
| Lintonville            | F11/02   | 0.22         | IA      | BF      | Y               |
| Ashwood Business Park  | F12/A    | 16.13        | IA      | GF      | Y               |
| <b>Total</b>           |          | <b>28.12</b> |         |         |                 |

Against these three key indicators of quality, two sites comprising 16.92 ha are immediately available, greenfield and within a 2km drive of the A189. These sites will have relatively low abnormal costs of development and good demand. At past levels of take-up these two sites equate to 13 years supply; evidence that there is a good range of sites to meet demand in the medium term.





## 5. CONCLUSION

### 5.1 SWOT Analysis

| Strengths   | Weaknesses  |
|---|---|
| <ul style="list-style-type: none"> <li>• Good supply of land on high quality industrial estates</li> <li>• Good supply of managed workspace and move-on accommodation</li> <li>• Low cost base for companies</li> <li>• Good links to strategic road network from the east of the town</li> <li>• Businesses rate Ashington well</li> </ul>                             | <ul style="list-style-type: none"> <li>• Low office and industrial values</li> <li>• Oversupply amongst office and industrial premises</li> <li>• Speculative development not viable</li> <li>• Development reliant on public sector</li> </ul> |
| Opportunities   | Threats   |
| <ul style="list-style-type: none"> <li>• Passenger services on Ashington Blyth Tyne line</li> <li>• Morpeth Northern Bypass will improve access to A1</li> <li>• Relocation of County Hall</li> <li>• Growth in emerging offshore sectors not requiring port access</li> <li>• Skills improvements from Northumberland College Advanced Manufacturing Centre</li> </ul> | <ul style="list-style-type: none"> <li>• Competition if Alcan site developed as a business park</li> <li>• Pressure on vacant land for housing development</li> </ul>   |

With the servicing of Ashwood Business Park, Ashington has a ready supply of good quality employment land with direct access to the A189 dual carriageway, although the layout of the estate restricts its ability to accommodate the largest requirements, it appeals to a wide section of the industrial market. As noted by Arch, the development of industrial units in the centre of Ashwood has restricted the remaining land from accommodating some enquiries for larger sites, and in considering future proposals for small scale development regard should be had to the impact on potential larger scale developments.

Wansbeck Business Park on the edge of the town centre is also of good quality and has capacity for further office and industrial development. However there is oversupply of both office and industrial premises which will act as a drag on development activity in the short term. Low rents and values rule out speculative development, making the market reliant on public sector support or bespoke requirements. Some of the latter may be attracted to the older estates where land values are lower, making development more viable. Arch's planned development of two industrial units there is an illustration of public sector support bridging the viability gap. The development of build to occupy buildings (e.g. Akzo Nobel) is less affected by the viability issues which impact on speculative development; such requirements are more likely to be accommodated on larger, well



connected plots. Ashwood and North Seaton have substantial greenfield plots with good strategic road access, which may attract such bespoke requirements.

The ELR proposed no new allocations. Our research supports this. The area behind Lintonville Terrace and Woodhorn Road has been the subject of regeneration proposals in the past and having regard to the age and poor specification of many of the buildings, comprehensive redevelopment should be considered. There is no policy protection for this employment area and alternative uses should be encouraged. Businesses relocating from this area can be absorbed by the existing vacant stock of premises and land.

The ELR does not propose de-allocations. Although there is more land available, than is likely to be required for the plan period, based on past levels of take-up, and there is currently an oversupply of premises, substantial amounts of employment land have in the past been taken-up for alternative employment generating uses. As such, we consider that the ELRs recommendation is sound. Precedents have been set at North Seaton and Lintonville and available land here could accommodate demand for other commercial activities, as well as allowing their roles as established industrial locations to continue. North Seaton in particular has good strategic road access and an established mix of uses which are compatible with the manufacturing activity on the estate. Uses which would compromise this role should be avoided.



## BEDLINGTON



### 1. INTRODUCTION

#### 1.1 The Town

Bedlington is a former mining town situated on the River Blyth in South East Northumberland with a population of around 15,400.

Bedlington town centre is about 3½ miles west of Blyth town centre but the urban areas are separated only by the Spine Road and the River. Bedlington is around 4 miles south of Ashington, 3 miles north of Cramlington, and 4 miles south-east of Morpeth. It is a smaller town than these four near neighbours, in terms of its retail and industrial activity.

The A189 Spine Road lies to the east of the town and provides a dual carriageway link to Cramlington and the A19 to the south and Ashington to the north. Various freight railway lines also pass through this area.



## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Bedlington and the surrounding area:

| Estate                | Ref |
|-----------------------|-----|
| Barrington            | F04 |
| Barrington Brickworks | F05 |
| Bedlington Station    | F06 |

These three industrial estates are situated to the north of the town where they adjoin freight railway lines. Bedlington Station is a single user site used by TT Electronics. Our analysis of VOA data identifies an additional concentration of office premises in Bedlington town centre these are principally in period buildings on East and West Front Street.

The table below summarises the views of 2 respondents to the business survey based in Bedlington. Whilst these are the views of just two businesses and may not therefore be representative of market perceptions as a whole, they confirm the views of agents that businesses locate in Bedlington for reasons of affordability rather than quality. Many of these characteristics are rated satisfactory, the area surrounding premises, public transport accessibility and the quality of IT infrastructure are rated as very poor.

| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               |           | 1    | 1            |      |           |
| The area surrounding your premises                         |           |      |              | 1    | 1         |
| The quality of life  |           |      | 2            |      |           |
| Availability of housing for employees                      |           |      | 1            |      | 1         |
| Quality of local road network                              |           |      | 1            |      | 1         |
| Public transport accessibility                             |           |      |              |      | 2         |
| Skills & qualifications of the available labour supply     |           |      | 1            | 1    |           |
| Access to your customers                                   |           |      | 2            |      |           |
| Access to supply chains                                    |           |      | 2            |      |           |
| Access to ports / airports                                 |           |      | 2            |      |           |
| Quality of IT infrastructure (broadband / mobile coverage) |           |      |              |      | 2         |
| Quality of utilities infrastructure                        |           |      | 1            |      | 1         |



### 1.3 Findings of the Employment Land Review 2011

The ELR assesses these three existing employment areas. All are rated as “Average”. At Bedlington Station the manufacturing bays on the northern part of the estate are old, in poor condition and despite prolonged marketing have remained vacant for many years. The ELR proposed removing existing employment protection from the northern half of the site. The ELR did not identify a requirement for any additional employment land within Bedlington with the remaining sites recommended to be retained as employment locations, albeit these are largely built out.

| Estate                | Ref | Role of Site   | Quality |
|-----------------------|-----|--|---------|
| Barrington            | F04 | General Industrial Estate                              | Average |
| Barrington Brickworks | F05 | General B Class employment uses serving a local market | Average |
| Bedlington Station    | F06 | General B-Class Employment uses serving a local market | Average |

### 1.4 Findings of Workshop for Agents and Developers

Bedlington is regarded by the market as secondary compared to its near neighbours Ashington, Blyth & Cramlington. Industrial estates in Bedlington are of poorer quality than those in the surrounding area, and the town is generally not viewed as a location for employment development given its relative distance from the strategic road network. Despite high vacancy rates amongst older larger units there is reasonable demand for smaller premises and some companies have moved back to Bedlington from Cramlington due to cheaper rents.

Bedlington is a low value area and this will undermine development viability. Agents therefore saw no reason to allocate additional employment land here particularly having regard to the scale of available land in close proximity at Ashington, Blyth, Cramlington and Cambois.

## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 73 industrial hereditaments within the Bedlington area comprising 41,272 sq m. This represents 2.6% of the County’s industrial premises, and 2.3% of the total floorspace. The VOA data excludes the three large vacant workshops at Bedlington Station which presumably have been removed from the Rating List. As they remain on the market, for the purpose of this assessment we have added them back in



| Estate                  | Ref | Units    |           |           |           |            |             |             |          |           |
|-------------------------|-----|----------|-----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                         |     | < 50     | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL     |
| Barrington              | F04 | 0        | 5         | 16        | 7         | 4          | 3           | 1           | 0        | 36        |
| Barrington Brickworks   | F05 | 0        | 1         | 3         | 0         | 3          | 1           | 0           | 0        | 8         |
| Bedlington Station      | F06 | 0        | 0         | 1         | 0         | 0          | 0           | 3           | 1        | 5         |
| Elsewhere in Bedlington |     | 2        | 8         | 10        | 4         | 2          | 1           | 0           | 0        | 27        |
| <b>TOTAL</b>            |     | <b>2</b> | <b>14</b> | <b>30</b> | <b>11</b> | <b>9</b>   | <b>5</b>    | <b>4</b>    | <b>1</b> | <b>76</b> |

Two-thirds of units are located on the town's industrial estates, but a further third are workshops and stores that are distributed around the town, including units on Station Road and a small cluster of workshops on Ravensworth Street.

## 2.2 Availability

Databases of available premises identify that 17 properties are currently on the market in Bedlington and the surrounding area (see Appendix 2). This represents 6.7% of the County's available industrial premises, and 7.6% of the total floorspace. This is substantially higher than Bedlington's proportion of the County's stock. This suggests that the town's industrial estates are struggling to attract occupiers and compete with other industrial estates in the Blyth, Ashington area.

## 2.3 Demand

The table below compares the size of available industrial units against the stock as a whole. It should be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded.

|                            | Unit Size (sq m) |           |           |           |            |             |             |          |           |
|----------------------------|------------------|-----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                            | < 50             | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL     |
| Stock of Industrial Units  | 2                | 14        | 30        | 11        | 9          | 5           | 4           | 1        | 76        |
| Available Industrial Units | 0                | 3         | 5         | 3         | 2          | 1           | 3           | 0        | 17        |
| Vacancy Rate %             | <b>0</b>         | <b>21</b> | <b>17</b> | <b>27</b> | <b>22</b>  | <b>20</b>   | <b>75</b>   | <b>0</b> | <b>22</b> |

The overall vacancy rate of 22% is evidence of considerable oversupply. This oversupply is across virtually all size bands, but is greatest amongst units of 2,000-5,000 sq m where the three





vacant bays at Bedlington Station have resulted in a 75% vacancy rate for units in this size band. When expressed in terms of industrial floorspace the vacancy rate in Bedlington is 33%.

It is generally accepted that the three vacant bays at Bedlington Station are unlikely to be reoccupied and that redevelopment for alternative uses represents best use of this site. If these are excluded from the analysis the overall vacancy rate falls to 18% of units and 11% of floorspace, which still suggests some oversupply.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 22 reported transactions in Bedlington involving 3,367 sq m of floorspace (see Appendix 3). This represents 3.1% of all deals reported in Northumberland. All the recorded deals were on Barrington Industrial Estate and involved units of 90 to 240 sq m confirming agents views that in Bedlington, demand is mainly for small to mid-sized units.

The most recent lettings have only been achieved after lengthy marketing of 1 to 3 years. This contrasts with lettings at the height of the market when letting periods of 3 to 9 months was typical. These marketing periods reflect Bedlington’s secondary market role.

Only one business in Bedlington responded to the survey in full, another two respondents failed to complete the survey. The respondent had no plans to take alternative or additional premises in the foreseeable future.

The Bedlington industrial market is characterised by local companies requiring affordable space. Industrial estates are of low quality compared to competing estates in Ashington and Blyth. Businesses within the town include vehicle repairs and salvage, storage compounds, haulage depots and manufacturing.

## **2.4 Rents, Yields & Viability**

Lettings of small workshops (93 sq m) at Longridge Court, Barrington achieved £4.50 psf in early 2009 and asking rents remain at this level. Stephenson Court provides larger unit sizes and for units of 234 sq m (2,520 sq ft) asking rents are £3.50 psf. These broadly correspond with the VOA tone for the estate. The average rent is a little lower than average rents in neighbouring towns.

The majority of industrial occupiers in Bedlington are local companies that provide poor covenant strength to investors and this will be reflected in higher yields. Some have been trading for long periods which may give investors greater confidence if they are continuing to grow.

High vacancy rates are evidence of oversupply in Bedlington, this will deter industrial development in the short to medium term. Whilst there are redevelopment opportunities on the



estates these come with abnormal costs of demolition and site preparation which would need public sector financial support, further undermining the viability of industrial development. As buildings become obsolete their redevelopment for employment uses is unlikely. Alternative higher value uses should be considered and whilst some sites could be re-used as storage compounds or depots, there is no shortage of supply of land for these uses in the surrounding area (Cambois and West Sleekburn).

### 3 OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 34 office hereditaments within Bedlington. This represents 2.3% of the County's office premises, and 2.5% of the total floorspace. The majority of these offices are in the town centre, where there are period buildings and some post war stock typically built for public sector organisations. The quality and specification of the stock is commensurate with its age. Some 85% of the office stock is less than 250 sq m (2,700 sq ft). The larger buildings are the former District Council's and Wansbeck Homes' offices, which are of particularly poor quality.

| Estate                  | Ref | Units     |          |           |           |            |             |             |          | TOTAL     |
|-------------------------|-----|-----------|----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                         |     | < 50      | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |           |
| Barrington              | F04 | 0         | 0        | 1         | 0         | 0          | 0           | 0           | 0        | 1         |
| Elsewhere in Bedlington |     | 11        | 9        | 8         | 2         | 3          | 0           | 0           | 0        | 33        |
| <b>TOTAL</b>            |     | <b>11</b> | <b>9</b> | <b>9</b>  | <b>2</b>  | <b>3</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>34</b> |

#### 3.2 Availability

Databases of available premises identify four office properties in Bedlington and the surrounding area. This represents 2.1% of the County's available office premises, and 0.6% of the total floorspace. See table below.

| Address                                | Size |       | Asking Rent | Date on Market |
|--|------|-------|-------------|----------------|
|  | Sq m | Sq ft | £ / sq ft   |                |
| 1 <sup>st</sup> , 15 Front Street West | 69   | 742   | £7.70       | NK             |
| G & 1, 60 Front Street                 | 49   | 522   | £9.58       | Dec 2014       |
| 1 <sup>st</sup> , 64 Front Street West | 72   | 776   | £3.22       | Dec 2011       |
| G, Barrington Road                     | 137  | 1478  | £5.28       | Oct 2014       |





Three of the four available offices are small town centre offices. The fourth is larger and situated on Barrington Industrial Estate.

### 3.3 Demand

The table below compares the size of available office units against the stock as a whole. We have restricted this analysis to units in the town itself; in the surrounding area more localised markets mean that the availability of property is more likely to go unreported. Similarly the smallest units may also not be marketed on national property databases.

|                            | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|----------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                            | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Industrial Units  | 11               | 9        | 9         | 2         | 3          | 0           | 0           | 0      | 34    |
| Available Industrial Units | 1                | 2        | 1         | 0         | 0          | 0           | 0           | 0      | 4     |
| Vacancy Rate %             | 9                | 22       | 11        | 0         | 0          | 0           | 0           | 0      | 12    |

The overall vacancy rate of 12% suggests that Bedlington's office market is broadly in equilibrium. The actual number of available units is low. Unlike other towns in South East Northumberland, Bedlington has a smaller office market and the town has not seen the development of workspace by the public sector that has been prevalent in Ashington & Blyth. This has enabled the market to avoid the problems of oversupply brought on by the slump in demand over the last few years.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000, seven transactions have been reported in Bedlington involving 918 sq m of floorspace (see Appendix 5). This represents 2.7% of all deals reported in Northumberland. This is broadly consistent with the town's proportion of the County's stock – 2.4%, suggesting that the market is not overly constrained, but reflects the small scale of the supply and demand in the town.

Other than public sector organisations Bedlington's office market is characterised by small local businesses, with a limited base of solicitors, accountants, and other local services. Analysis of deals identifies marketing periods of up to 18 months, but some lettings in the last few years have been achieved within 6 months. Though market demand is thin there is also limited choice and this has prevented extended marketing periods

No office based businesses in Bedlington responded to the questionnaire



### 3.4 Rents, Yields & Viability

Recent lettings in the town centre have achieved £4 - £7 psf and asking rents range from £3.20 to £9.50 psf. These rents reflect the wide variation in quality of the stock. The VOA tone supports these with rents of £3 - £7psf which suggests that there has been no rental growth. Bedlington's office rents are low compared to other Main Towns within Northumberland, reflecting both weak demand and the lower quality of stock.

Occupiers are typically small local businesses which will be regarded by investors as providing low covenant strength; rents do not come near to the values needed to allow the development of new premises.

Speculative office development in this part of the County has never been viable without substantial gap funding and occupiers will not be prepared to pay the rents required to ensure viable development.

## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in [town] as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014).

| Estate                | Estate Ref | Total Area (ha) | Available Area (ha) |
|-----------------------|------------|-----------------|---------------------|
| Barrington            | F04        | 14.43           | 0                   |
| Barrington Brickworks | F05        | 3.22            | 0                   |
| Bedlington Station    | F06        | 6.39            | 0                   |
| <b>Total</b>          |            | <b>24.04</b>    | <b>0</b>            |

Although there is no available land on Bedlington's Industrial Estates there are various vacant premises some of which are time expired and could be demolished to allow redevelopment opportunities.

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. These are replicated in the table below. Extensions to buildings are excluded.

Take-up of employment land over this 16 year period has totalled 1.02 ha, all of this has been on Barrington. No office development has been recorded..



| Estate       | Site Ref | Building Area<br>(sq m) | Land Area<br>(ha) | Comments              |
|--------------|----------|-------------------------|-------------------|-----------------------|
| Barrington   | F04/03   | 4,737                   | 0.58              | Bowes Court Workshops |
|              | F04/07.2 | 1,994                   | 0.44              | Industrial            |
| <b>Total</b> |          | <b>6,731</b>            | <b>1.02</b>       |                       |

#### 4.3 Implied Supply

In the 16 year period since 1999, 1.02 hectares have been taken-up for employment purposes. This equates to 0.06 ha per annum. This development has effectively brought Barrington to capacity, but with available employment land at Ashington, Cambois and to a lesser extent at Blyth, and a generous supply of available industrial premises, there is no shortage of options for businesses in the wider area.

## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths  | Weaknesses   |
|--|--|
| <ul style="list-style-type: none"> <li>Barrington provides small units for local market</li> <li>Cost effective alternative to nearby locations</li> </ul> | <ul style="list-style-type: none"> <li>Competition with better estates at Ashington &amp; Blyth.</li> <li>Very limited demand for larger units</li> <li>Some poor quality stock.</li> <li>Estates of low quality.</li> <li>Poor access to public transport.</li> <li>Strategic Road access poor compared to surrounding towns.</li> <li>Very poor IT infrastructure</li> </ul> |
| Opportunities  | Threats  |
| <ul style="list-style-type: none"> <li></li> </ul>   | <ul style="list-style-type: none"> <li>As large units become vacant, difficult to redevelop</li> </ul>   |

With high vacancy rates amongst the town's industrial stock and with competition from better estates at Ashington & Blyth there is no justification for the provision of more employment land at Bedlington. The ELR proposed removing existing employment protection from the northern half of Bedlington Station. Here the costs of redeveloping the time-expired buildings would be substantial and the viability poor; we therefore consider the ELR's proposal is well founded.



## BLYTH



### 1. INTRODUCTION

#### 1.1 The Town

Blyth is a coastal town in South East Northumberland with a population of around 36,000. The River Blyth flows along the northern edge of the town. Port of Blyth is situated at the mouth of the river. The areas to the north of the River Blyth - Cambois and Battleship Wharf - are considered separately in this Study.

Blyth is situated 12 miles north east of Newcastle upon Tyne and 8 miles south east of Morpeth. The A189 Spine Road provides a dual carriageway link from the north-west corner of the town to the A19 to the south of Cramlington and to Ashington to the north. There is no passenger railway service; a freight line between Ashington and North Tyneside runs along the western edge of Blyth. Feasibility studies are underway looking at reinstating passenger services to the Ashington



Blyth Tyne line. NCC have confirmed funding to move to the GRIP 3 phase, which will allow further bids for funding and further advance the appointment of key project partners.

## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Blyth and the surrounding area.

| Estate  | Ref |
|---|-----|
| Blyth - Bebside                               | C01 |
| Blyth - Riverside Business Park (Cowley Rd)   | C02 |
| Blyth - Riverside Business Park (Coniston Rd) | C03 |
| Blyth – Harbour South                         | C04 |
| Blyth – Crofton Mill                          | C05 |
| New Delaval                                   | C06 |
| Blyth – Bates                                 | C16 |

The larger employment areas form an arc along the northern and eastern edges of the town, stretching from the A189 Spine Road in the west alongside the River Blyth to the Port in the east.

At Bebside is an informal cluster of buildings on the site of the former colliery. These are old and of basic specification and the estate infrastructure is poor.

Blyth Riverside Business Park is an extensive planned industrial estate that has been steadily developed out over the post-war period. The oldest buildings are at the eastern end of the estate (Cowley Road) where there are industrial units of varied size and quality. The larger detached buildings generally have generous yard areas. The estate infrastructure is reasonable and undeveloped plots remain at the back of the estate. The western part of the estate (Coniston Road) also provides a range of unit sizes and saw some speculative development at the height of the market. However, access to the estates is somewhat constrained by congestion on the A193.

Between Riverside Business Park and the Harbour is the site of the former Bates Colliery which is largely undeveloped. Part of the site accommodates mining water treatment ponds and so could not be developed. A portion of the site now has planning permission for a ship fuel terminal, whereas land closer to the A193 has been developed as a school, with extant permission for residential development on much of the remainder of the site. The remaining land which could be developed at Bates has EZ status and an LDO granting automatic planning permission for some uses. Both are likely to boost investment prospects.



Blyth Harbour is an older industrial area stretching alongside the estuary and turning its back on the town centre. The Port dominates the southern part and NAREC and other manufacturing businesses (e.g. Alnmaritec) the northern part, whilst in the middle is a mixed use area with a mix of modern offices and cleared land fronting the Quayside. There is also planning permission for a hotel. This area is close to the town's established office quarter with the shopping core beyond that.

Crofton Mill and New Delaval are small long established employment areas within predominantly housing areas. The buildings are old and of poor quality. The New Delaval workshops no longer operational and an application has been made to redevelop the site for housing. Part of the Crofton Mill site has already been developed for housing.

The table below summarises the views of 8 respondents to the business survey based in Blyth.

| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               | 2         | 3    | 2            |      | 1         |
| The area surrounding your premises                         | 1         | 3    | 4            |      |           |
| The quality of life  |           | 5    | 2            | 1    |           |
| Availability of housing for employees                      | 1         | 4    | 2            |      |           |
| Quality of local road network                              | 1         | 5    | 1            | 1    |           |
| Public transport accessibility                             |           | 5    | 1            | 2    |           |
| Skills & qualifications of the available labour supply     |           | 3    | 2            | 3    |           |
| Access to your customers                                   |           | 5    | 2            | 1    |           |
| Access to supply chains                                    |           | 4    | 2            | 2    |           |
| Access to ports / airports                                 | 2         | 3    | 2            | 1    |           |
| Quality of IT infrastructure (broadband / mobile coverage) | 2         | 4    | 2            |      |           |
| Quality of utilities infrastructure                        | 2         | 4    | 1            | 1    |           |

In contrast with many other towns in Northumberland the quality of IT and utilities infrastructure is rated highly by Blyth based businesses; so too are access to ports & airports, the quality of premises, the area surrounding the premises and availability of housing. None of the criteria were rated as poor or very poor by a majority of respondents, which all point to Blyth being a good place to do business.

### 1.3 Findings of the Employment Land Review 2011





The ELR assesses the 7 existing employment areas. Three of these: Cowley Road, Coniston Road and Harbour South are rated as “Higher” quality, Bebside and Bates as “Average” and New Delaval & Crofton Mill as “Lower”.

| Estate                              | Ref | Role of Site  | Quality |
|-------------------------------------|-----|---|---------|
| Blyth - Bebside                     | C01 | General B-Class Employment uses serving a local market                  | Average |
| Blyth - Riverside B P (Cowley Rd)   | C02 | General Industrial Estate   | Higher  |
| Blyth - Riverside B P (Coniston Rd) | C03 | General Industrial Estate   | Higher  |
| Blyth – Harbour South               | C04 | Port-related storage and industrial activities                          | Higher  |
| Blyth – Crofton Mill                | C05 | Light industrial units serving a local market                           | Lower   |
| New Delaval                         | C06 | General B-Class Employment uses serving a local market                  | Lower   |
| Blyth – Bates                       | C16 | Vacant former colliery site with potential for residential / renewables | Average |

Some of these sites have been carried over from previous plan periods and would appear to be surplus to requirements. These include: C05 Crofton Mill, C01 Blyth Bebside and C16 Blyth Bates. The ELR considered that part of Blyth Bates should be retained as part of a wider strategic allocation, given its strategic deep water access and current aspirations on the part of the site’s owners and the local authority; the area has the potential to cater for the key sectors of renewables and off-shore wind in particular, hence the c.6.7 ha site that remains under the control of the Port of Blyth should retain its employment allocation.

The ELR considered that although around 17 ha would remain available for B-class employment, after allowing for the proposed de-allocations, less than 4ha would be available in the short term; the remainder being subject to a variety of constraints including flood risk, contaminated land and the presence of HSE consultation zones. As such, it was considered that there was scope for an allocation of around 10ha in the vicinity of the town, with good road access and in close proximity to the Port. Whilst the viability of this would have to be tested further, the ELR considered that much of the additional 10 ha requirement could be derived from the intensification of brownfield land already used for employment at Blyth Riverside Business Park.

In the event that the existing industrial estates would fail to attract additional investment and yet growth in the renewables sector required additional employment land to to be identified in Blyth, two potential sites were considered: an extension to Bebside Industrial Estate and land between Blyth Golf Course and the Spine Road; the ELR noted high up-front costs to bring forward either site and acknowledged that there was not a strong case for an additional allocation at this time (para 8.30). In expressing concern that there might be insufficient land to accommodate hoped



growth in the renewables sector the ELR appears to disregard the suitability of land to the north of the river at Cambois.

#### **1.4 Findings of Workshop for Agents and Developers**

At the workshop agents considered Blyth in the context of competing locations within South East Northumberland; demand for premises in Blyth is not as strong demand with businesses more likely to look to Cramlington and Ashington. Access to Blyth's industrial estates is constrained by congestion at the junction of the Spine Road and Cowpen Road. Infrastructure and road links are holding the town back as slow roads cost time and money. In 2006 Fergusons relocated from Blyth to Cramlington and saved around £150,000 per annum in transport costs mainly as a result of reduced delays. The western part of Cowpen Road is reputed to be the busiest road in Northumberland and it was proposed that dualling the short section from the Spine Road to the entrance to the Riverside Business Park, preventing right turns into the schools, would substantially improve access to the town's industrial areas. These employment areas extend to the east beyond the town centre where the Port, which has its own planning powers, dominates.

For industrial premises demand is mainly for small units; demand for larger units is weak and there is a large amount of available floorspace. Even at the top of the market the speculative developed Coniston Court took a very long time to find occupiers. It was suggested that businesses don't locate in Blyth through choice; it is because they have won contracts there.

Industrial sites alongside the river are constrained by the traffic along Cowpen Road which restricts efficient access, and by the condition of the sites themselves. The estates have a poor environment with issues such as fly tipping, poor landscaping, and use of vacant plots for traveller accommodation, all of which impact on marketability. The estates would benefit from investment in environmental improvements. A sizeable proportion of currently available units are in poor condition and difficult to let. Many are also the wrong size, with larger units especially difficult to let and would benefit from subdivision or demolition and rebuild. Industrial demand is mainly for small to mid-size to a maximum of 10,000 sq ft. At the western end of Riverside Business Park 80,000 sq ft of refurbished space recently let for £2 psf, and 100,000 sq ft has let to ITV for use as a film set. FES has relocated from Coniston Road to Ashwood Business Park; the company would have preferred to have stayed in the town but could not identify suitable premises.

Agents regard Blyth's office market as limited and whilst there is unfulfilled demand for light industrial / workshop space at the Community Enterprise Centre on the Quayside, demand for office space here is limited. The opening of Blyth Workspace has increased the supply of office space. Archer at Eddie Ferguson House have announced the closure of this office as a result of the falling oil price and the impact on investment in the North Sea. This will compound the already high office vacancy rate.

Agents view Port of Blyth as struggling to compete with Port of Tyne and Teesport. The offshore wind sector has not brought the hoped for levels of investment; notably Siemens chose to locate





in Hull rather than the North East. However Arch notes has received numerous enquiries from companies related to offshore engineering for sites north of the River Blyth.

Some development plots remain on the industrial estates. But development is unlikely to be viable without public sector gap funding. There will be opportunities for refurbishment, or stripping units back to frame and recladding; a lower cost solution to meeting future demand. New sites may bring increased demand as they would not generally be impacted by the constraints that affect current employment sites. Both land south of Bebside and a site close to the next junction south on the A189 would both be good locations, but would face competition from Ashwood and North Seaton. The ELR proposed additional employment land allocations at Bebside and to the west of the Golf Course. The Bebside site could be accessed from an existing junction on the Spine Road; but it is questionable if more land is required over the plan period.

## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 265 industrial hereditaments within the NE24 postcode area comprising 155,407 sq m of floorspace (see Appendix 2). This represents 16.5% of the County's industrial premises, and 8.8% of the total floorspace. In terms of numbers of units it is second only to Cramlington but it ranks fourth in terms of floorspace due to the high number of small units. Our analysis includes 22 small stores at South Harbour, but even if these were to be excluded 80% of units are less than 500 sq m (5,400 sq ft).

The Blyth Riverside Industrial Estate (incorporating both Cowley Road and Coniston Road) accounts for 80% of floorspace (46% of units). This is the town's prime industrial area which has been steadily developed out over the post-war period and provides units of varying ages and sizes. Elsewhere in the town the stock is generally older. There are a proportion of premises that are not within the employment areas but scattered elsewhere throughout the urban area.

| Estate        | Ref | Industrial Hereditaments |          |           |           |            |             |             |        | TOTAL |
|---------------|-----|--------------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|               |     | < 50                     | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Bebside       | C01 | 1                        | 0        | 1         | 2         | 0          | 0           | 0           | 0      | 4     |
| Cowley Road   | C02 | 1                        | 10       | 12        | 11        | 9          | 4           | 4           | 2      | 53    |
| Coniston Road | C03 | 0                        | 7        | 35        | 6         | 4          | 8           | 4           | 4      | 68    |
| Harbour South | C04 | 22                       | 0        | 12        | 4         | 1          | 1           | 0           | 1      | 41    |
| Crofton Mill  | C05 | 1                        | 0        | 0         | 3         | 1          | 0           | 0           | 0      | 5     |



|              |     |           |           |           |           |           |           |          |          |            |
|--------------|-----|-----------|-----------|-----------|-----------|-----------|-----------|----------|----------|------------|
| New Delaval  | C06 | 14        | 6         | 0         | 0         | 2         | 0         | 0        | 0        | 22         |
| Bates        | C16 | 0         | 0         | 0         | 0         | 0         | 0         | 0        | 0        | 0          |
| Other NE24   |     | 10        | 13        | 33        | 13        | 3         | 0         | 0        | 0        | 72         |
| <b>Total</b> |     | <b>49</b> | <b>36</b> | <b>93</b> | <b>39</b> | <b>20</b> | <b>13</b> | <b>8</b> | <b>7</b> | <b>265</b> |

## 2.2 Availability

Databases of available premises identify 42 industrial properties that are currently on the market in Blyth. This represents 16.5% of the County's available industrial premises, broadly corresponding with the town's share of the stock. However when assessed by floorspace Blyth's available industrial premises represent 19.3% of the County suggesting a disproportionate amount of larger units are vacant in the town. As agents note, access to Blyth's industrial estates is constrained and larger requirements tend to go Ashington or Cramlington where there are estates with better connectivity. Cramlington, a new town, where the industrial estates were developed out on a planned basis from the 1970s also provides a higher proportion of more modern units than in Blyth.

## 2.3 Demand

The table below compares the size of available industrial units against the stock as a whole. It should be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded.

|                            | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|----------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                            | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Industrial Units  | 49               | 36       | 93        | 39        | 20         | 13          | 8           | 7      | 265   |
| Available Industrial Units | 0                | 4        | 17        | 9         | 5          | 2           | 3           | 2      | 42    |
| Vacancy Rate %             | 0                | 11%      | 18%       | 23%       | 25%        | 15%         | 37%         | 29%    | 16%   |

The overall vacancy rate of 16% suggests oversupply. This oversupply is evident across most size bands. But is pronounced amongst larger unit sizes, supporting agents views that demand in Blyth is principally for smaller units. The unmet demand for very small units at the Community Enterprise Centre (CEC), suggests an emerging shortage of units of less than 100 sq m.

Arch advises that major enquiries for industrial premises in the County largely focus on five towns: Ashington, Blyth, Cramlington, Hexham and Prudhoe. In Blyth, Arch see the Port as an important focus for growth sectors such as oil and gas and renewables. Oil and gas investment is cyclical, and recent falls in oil prices have created uncertainty and led one company to close its Blyth office. Short term growth in this sector seems unlikely as companies remain cautious of the stability of oil prices, but these can be expected to rebound over the plan period and investment



with it. Indeed prices have already started to recover from the lows of early 2015. Agents observed that the offshore renewables sector is being targeted by port towns along the east coast of England and it is generally thought that there is not enough demand to go around. However there has been some interest from companies associated with offshore renewables on sites north of the River Blyth where serious enquiries for manufacturing of components for the construction of turbine foundations remain live. Offshore sites remain undeveloped and in many cases companies are waiting for confirmation of the Government subsidy policy. Arch notes that the scale of available sites in such close proximity to port facilities is a draw to companies, considering an east coast location. NECC considers that the best prospects for smaller ports such as Blyth are in servicing and maintenance of offshore wind farms. NAREC's presence at the Port, whilst regarded as a selling point for the town is not thought to be a major draw for other businesses in the renewables sector to locate nearby. Arch observes that in practice businesses from outside the region use its research and testing facilities without feeling the need for a local presence.

Demand on the Riverside Industrial Estate is not necessarily linked to sectoral opportunities being targeted north of the River. Recent take-up and churn of premises has catered to range of manufacturing subsectors, with demand also evident for trade counter operations. As noted, demand is mainly for smaller units. Constrained access means that there is little demand from distribution companies, illustrated by Ferguson Transports relocation to Cramlington. Established businesses on the estates such as Draeger Safety have continued to invest in their operations in recent years, demonstrating their satisfaction of Blyth as location for their growth plans.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 61 reported transactions in Blyth involving 40,990 sq m of floorspace (see Appendix 6). This represents 8.4% of all deals reported in Northumberland. This is lower than the town's proportion of the County's stock - 16.5%, and given the oversupply of premises, it is indicative of relatively weak market activity compared to other areas of the County.

Ten businesses in Blyth responded to the survey eight of which provided substantive responses. Three of these occupy industrial or warehouse premises; all are local businesses primarily serving a regional customer base. Of these, two planned to take alternative or additional premises in the next two years and wanted to remain in the town or the local area. The unit sizes required are summarised in the table below.



|                         | Unit Size (sq m) |          |           |           |            |             |             |        |       |
|-------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                         | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 | TOTAL |
| Industrial Requirements |                  |          |           |           | 1          |             |             | 1      | 2     |

The larger requirement is from the Port, which is proposing to develop its estate through the provision of a warehouse with river frontage and high eaves. The Port regards the lack of premises of a suitable specification as a major obstacle to business expansion. The smaller requirement is for light industrial premises with a secure compound from a business that would locate anywhere in South East or Central Northumberland. It regards the major obstacles to business expansion as access to grant assistance, planning policies and mobile phone coverage. These responses support the view of agents that businesses tend not to locate in Blyth unless they have contracts there. For businesses serving a wider market area there are better alternatives.

The length of time that units have been on the market before being taken by an occupier has generally ranged from 12 to 24 months. Larger units require extensive marketing periods due to high levels of available premises in the town and in competing locations. That said letting periods are broadly consistent with those in Ashington and Cramlington.

## 2.4 Rents, Yields & Viability

The majority of industrial units on the market in Blyth are situated on the Blyth Riverside Industrial Estate; here asking and achieved rents generally range from £2 to £4 per sq ft, with the smallest units achieving around £5 per sq ft. These rates correspond with the VOA rental tone.

Blyth is one of the County's most populous towns, and supports a wide range of businesses, but the majority of industrial occupiers in Blyth are local companies that provide poor covenant strength to investors and this will be reflected in higher yields.

High vacancy rates are evidence of oversupply in Blyth, which will deter future speculative industrial development. Whilst the quality of the stock may be a reason for limited demand we note that even new accommodation at Coniston Court required prolonged marketing at the height of the market. Historically it has only been in prolonged periods of economic growth that speculative development has occurred in Blyth and even then low levels of occupational demand have meant prolonged marketing has been required. When development resumes we would expect serviced plots on Blyth Riverside Industrial Estate to be the preferred location as these provide easier access to the strategic highway network, albeit constrained by the local road network. Upgrading Cowpen Road would help Blyth's industrial estates to compete on a more equal footing with others in South East Northumberland.



Opportunities for growth in renewable energy and offshore industries and Port related sectors is expected to stimulate demand for land and premises in and around the Port, but such development aimed at specific sectors may be impacted by viability particularly having regard to the abnormal costs of developing brownfield sites and public sector support will be needed. Where companies receive substantial sums from the Regional Growth Fund or where Arch invests in site preparation the likelihood of bespoke development can be significantly enhanced. The clarification of government subsidy levels for offshore wind generation could also boost sectoral demand.

### 3. OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 146 office hereditaments within the NE24 postcode area this excludes 39 new suites at Blyth Workspace. This represents 9.9% of the County's office premises, and 10.3% of the total floorspace; suggesting that the size of units in the town is broadly representative of the County. As an office centre the town ranks fourth in the County when assessed by number of units, fifth by floorspace. Some 50% of units are in the town centre and a further 40% at the harbour / quayside where the Community Enterprise Centre (CEC) provides offices to let on a room by room basis. Although the CEC is relatively modern it was constructed to a low specification.

Much of the town centre office stock is old, but some public sector organisations are in bespoke modern buildings. New offices developed as part of the regeneration of Blyth Quayside include the CEC, Eddie Ferguson House, Arms Everytne House and most recently, opened in February 2015, Blyth Workspace, the last provides 39 serviced offices from 20 to 100 sq m and totals 1,950 sq m and has been added to our assessment of stock. Further funding has been secured from the latest Growth Deal for a second workspace project at Dun Cow Quay.

| Estate                   | Ref | Office Hereditaments |           |           |           |            |             |             |          | TOTAL      |
|--------------------------|-----|----------------------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|                          |     | < 50                 | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |            |
| Harbour South            | C04 | 58                   | 13        | 3         | 0         | 0          | 1           | 0           | 0        | 75         |
| Town Centre (NE24 1 & 2) |     | 24                   | 25        | 28        | 10        | 2          | 4           | 0           | 0        | 93         |
| Other NE24               |     | 4                    | 7         | 5         | 0         | 1          | 0           | 0           | 0        | 17         |
| <b>Total</b>             |     | <b>86</b>            | <b>45</b> | <b>36</b> | <b>10</b> | <b>3</b>   | <b>5</b>    | <b>0</b>    | <b>0</b> | <b>185</b> |



### 3.2 Availability

Databases of available premises identify 26 properties in Blyth (see Appendix 5) to these we can 24 units at Blyth Workspace which were available as at June 2015. This represents 23% of the County's available office premises. Ten of these are suites within Arms Everytne House and provide small office suites within a new purpose built office building. Much of the other available offices are within modern buildings in the town centre (Sextant House) or refurbished older buildings such as Richard Stannard House.

### 3.3 Demand

The table below compares the size of available office units against the stock as a whole. It should be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded.

|                        | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                        | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Office Units  | 86               | 45       | 36        | 10        | 3          | 5           | 0           | 0      | 185   |
| Available Office Units | 17               | 21       | 8         | 1         | 2          | 1           | 0           | 0      | 50    |
| Vacancy Rate %         | 19.8             | 46.7     | 22.2      | 10.0      | 66.7       | 20.0        | 0           | 0      | 27.0  |

The overall vacancy rate of 27% suggests oversupply. This oversupply is evident across most size bands. Part of this oversupply can be attributed to the provision of new office space at the Quayside; Arms Everytne House and Blyth Workspace which as new accommodation will take an extended period to achieve full occupancy. The completion of Blyth Workspace has exacerbated the high vacancy rate amongst smaller suites.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 15 reported transactions in Blyth involving 2,376 sq m of floorspace (see appendix 7). This represents 0.4% of all deals reported in Northumberland. This is far lower than the town's proportion of the County's stock – 9.9%, suggesting that the market activity is very limited. As this is combined with a high vacancy rate it is clear that weak demand is a significant issue.

Ten businesses in Blyth responded to the survey eight of which provided substantive responses. Three of these occupy office premises; all are local businesses primarily serving a regional customer base. All three planned to take alternative or additional premises in the next two years but were relatively footloose



considering locations in elsewhere in Northumberland or Tyne & Wear. All three require premises of 50-100 sq m; see table below. Such requirements could be met by existing stock, notably Blyth Workspace.

|                     | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|---------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                     | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Office Requirements |                  | 3        |           |           |            |             |             |        | 3     |

These businesses identified the major obstacles to expansion as the cost of premises, costs of development, market conditions, raising finance, and access to grant assistance. Particular frustrations were the slowness of the planning system, the difficult business environment due to the weak economy of Northumberland and the difficulty for small businesses to secure public sector contracts.

The length of time that office units have been on the market before being taken by an occupier has generally ranged from 12 to 36 months. This is an extended period which demonstrates the limited market for older or poor specification space. Some recent lettings have been achieved in 4 to 6 months. At Blyth Workspace smaller suites are letting well but there has been little interest in larger suites.

Blyth town centre has an established office quarter within the town centre which supports a small professional services sector, various public sector organisations, charities and small branch offices of national and international businesses. This is close to recently delivered and planned office development along Blyth Riverside. Remaining development plots in this area benefit from EZ status which could assist the delivery of further such development, or complementary non B-class development, as illustrated by the recent planning approval to develop a hotel and restaurant next to Blyth Workspace.

### 3.4 Rents, Yields & Viability

Asking rents at Arms Everytne House, which provides new office accommodation in suites of 300 – 3,000 sq ft at the Quayside are £12.50 psf, these asking rents reflect rate free occupation; achieved rents here have not been disclosed. Sextant House and Richard Stannard House are both 1980s office building where asking rents are £7 psf. At Blyth Workspace the new accommodation is being marketed at £16.50 psf for suites of less than 50 sq m, these are on an IRI basis and will be inclusive of various services.

Demand for offices in Blyth will come from a mix of local and national businesses that primarily require small suites. To investors multi-let properties are more management intensive and local companies provide poor covenant strength. These are reflected in higher yields limiting the capital value of new development.



Generally for town centre office development to be viable, rents of around £20 per sq ft are required, this can be reduced if there is cross subsidy from other uses such as retail (e.g. Sanderson Arcade). On business parks providing serviced development plots abnormal costs can be reduced and land values are lower, here rents of at least £13 psf are typically required. Falling rents have ensured that speculative development cannot be undertaken in the short term without some public sector gap funding. Past office development in Blyth has relied on gap funding or direct development by the public sector. Public sector organisations were an important sector of demand for offices in Blyth and their requirements were accommodated by new buildings. Public sector cutbacks have resulted in a supply of modern accommodation coming to the market and this will dampen demand for additional new space. The provision of new managed workspace at Blyth Quayside is part of an attempt to rebalance the economy by assisting small and start-up service sector businesses. In the short term these factors are resulting in an oversupply of offices.

## 4. EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Blyth as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014).

| Estate                               | Estate Ref | Total Area (ha) | Available Area (ha) |
|--------------------------------------|------------|-----------------|---------------------|
| Blyth – Bebside                      | C01        | 1.11            | 0                   |
| Blyth – Riverside BP (Cowley Road)   | C02        | 17.60           | 4.24                |
| Blyth – Riverside BP (Coniston Road) | C03        | 29.28           | 5.97                |
| Blyth – Harbour South                | C04        | 35.26           | 1.22                |
| Blyth – Crofton Mill                 | C05        | 2.16            | 1.45                |
| New Delaval                          | C06        | 0.15            | 0                   |
| Blyth – Bates                        | C16        | 25.72           | 8.58                |
| <b>Total</b>                         |            | <b>111.27</b>   | <b>21.46</b>        |

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. These are replicated in the table below. Extensions to buildings are excluded.





| Estate                             | Site Ref | Building Area (sq m) | Land Area (ha) | Comments                      |
|------------------------------------|----------|----------------------|----------------|-------------------------------|
| Bebside                            | C01      |                      | 0.22           | Housing                       |
| Blyth – Riverside BP (Cowley Rd)   | C02/02   |                      | 1.96           | Retail Park                   |
|                                    | C02/19   |                      | 0.15           | Car Park                      |
|                                    | C02/11.5 | 750                  | 0.34           | Office / workshop             |
| Blyth – Riverside BP (Coniston Rd) | C03/22   | 776                  | 0.21           | Riverside Workshops           |
|                                    | C03/34.1 | 780                  | 0.46           | Riverside Court workshops     |
|                                    | C03/37   | 1450                 | 0.54           | Cleardata, Industrial         |
|                                    | C03/38   | 4000                 | 1.08           | Coniston Court, Industrial    |
|                                    | C03/39   | 810                  | 0.17           | Bentley Court, Workshops      |
| Blyth – Harbour South              | C04/06   | 7,437                | 3.80           | NaREC                         |
|                                    | C04/07   | 1,270                | 1.85           | NaREC                         |
|                                    | C04/14   | 2822                 | 0.68           | Blyth Workspace - Offices     |
|                                    | C04/22   | 1491                 | 0.21           | Arms Evertyne House - Offices |
|                                    | C04/30   | 1165                 | 0.75           | NaREC - Industrial            |
|                                    | C04/33   | 585                  | 0.07           | Lifeboat Station              |
| Crofton Mill                       | C05      | -                    | 0.57           | Housing                       |
| Blyth – Bates                      | C16/03.1 |                      | 1.74           | Primary School                |
|                                    | C16/01   |                      | 8.60           | Minewater treatment scheme    |
| <b>Total</b>                       |          | <b>23,336</b>        | <b>23.40</b>   |                               |

Take-up of employment land over this 16 year period has totalled 23.40 ha, however this figure includes take-up for uses such as retail warehouses, housing and a primary school. A significant area is also now not available as it is being used to treat waste minewater. Disregarding these non-employment uses, take-up reduces to 10.09 ha, of which some 63% (6.40 ha) has been facilities for NAREC and just 0.89 ha has been for office development.

#### 4.3 Implied Supply

In the 16 year period 199-2014, 10.09 hectares have been taken-up for employment purposes. This equates to 0.63 ha per annum. On this basis the 21.46 hectares of available employment land would be sufficient for 34 years.

#### 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network



| Estate                               | Site Ref | Area (ha)     | IA / RP | BF / GF | < 2 km from SHN |
|--------------------------------------|----------|---------------|---------|---------|-----------------|
| Blyth – Riverside BP (Cowley Road)   | C02/13   | 1.228         | IA      | GF      | Y               |
|                                      | C02/18   | 0.619         | IA      | GF      | N               |
|                                      | C02/A    | 1.567         | IA      | GF      | N               |
|                                      | C02/C    | 0.827         | IA      | GF      | Y               |
| Blyth – Riverside BP (Coniston Road) | C03/23   | 1.304         | RP      | GF      | Y               |
|                                      | C03/A    | 1.776         | RP      | GF      | Y               |
|                                      | C03/B    | 1.557         | IA      | BF      | Y               |
|                                      | C03/E    | 0.428         | IA      | GF      | Y               |
|                                      | C03/G    | 0.422         | IA      | GF      | Y               |
|                                      | C03/H    | 0.484         | IA      | GF      | Y               |
| Blyth – Harbour South                | C04/23   | 0.063         | IA      | BF      | N               |
|                                      | C04/24   | 0.074         | IA      | BF      | N               |
|                                      | C04/25   | 0.080         | IA      | BF      | N               |
|                                      | C04/34   | 1.002         | IA      | BF      | N               |
| Blyth – Crofton Mill                 | C05/03   | 1.454         | IA      | BF      | N               |
| Blyth – Bates                        | C16/02   | 8.579         | RP      | BF      | N               |
| <b>Total</b>                         |          | <b>21.464</b> |         |         |                 |

Against these three key indicators of quality, five sites comprising 3.39 ha are immediately available, greenfield and within a 2 km drive of the A189 Spine Road. These sites, which are all on Blyth Riverside Business Park, will have relatively low abnormal costs of development and good demand. At past levels of take-up these sites equate to 3 years supply.

## 5. CONCLUSION

### 5.1 SWOT Analysis

| Strengths  | Weaknesses   |
|--|--|
| <ul style="list-style-type: none"> <li>• Port of Blyth</li> <li>• NAREC</li> <li>• New office floorspace at Quayside</li> <li>• Enterprise Zone incentives</li> <li>• Medium term supply of land with low abnormal costs of development</li> <li>• Simplified planning policy (Local Development Orders) for some sites</li> <li>• Businesses based in Blyth rate it highly</li> </ul> | <ul style="list-style-type: none"> <li>• Oversupply of larger industrial premises</li> <li>• Low level of industrial market activity</li> <li>• Oversupply and low levels of activity in office market</li> <li>• Congestion on Cowpen Road discouraging investment</li> </ul> |



| Opportunities   | Threats  |
|---|--|
| <ul style="list-style-type: none"> <li>• Passenger services on Ashington Blyth Tyne railway line</li> <li>• Riverside land available for expansion of Port</li> <li>• Potential to redevelop parts of Blyth Riverside Ind Est</li> <li>• Development of round 3 offshore wind energy zones</li> </ul> | <ul style="list-style-type: none"> <li>• Strong competition for renewables sector</li> <li>• Oil &amp; gas sector is cyclical and investment levels dependent on prices</li> </ul> |

The ELR considered that the lower quality employment site Crofton Mill no longer required policy protection. The cost of recycling such brownfield sites for which there is little demand from employment uses, and the limitation of close proximity to housing means that there is little justification for retaining this employment allocation.

Subsequently Arch has announced its intentions to relocate tenants from New Delaval to allow redevelopment for housing. Given the location, age and condition of these premises de-allocating this site is appropriate.

Bebside is similar in that the units are old and in poor condition and the estate adjoins housing, but its advantage is proximity to the Spine Road which is borne out in good occupancy rates. Consideration should be given to removing employment protection, but the future use of land at Bebside should have regard to the proposals to recommence passenger services on the Ashington-Blyth-Tyne line and the intention to provide a new station at Bebside.

Although in quantitative terms Blyth has sufficient employment land, there is a limited supply of sites without constraints. Blyth Riverside is the town's best industrial estate but has a limited stock of unconstrained development plots. The ELR proposes that parts of the estate be identified for redevelopment to increase capacity for new premises, the viability of such a proposal would need to be considered in detail. Past experience has shown that the limited demand for larger industrial units in Blyth has ensured long marketing periods for new units, which, together with modest values, further undermines viability. So whilst in principle redevelopment of parts of Blyth Riverside is sensible, the costs are likely to be substantial and will to a large extent need to be covered by the public sector.

The ELR suggests that additional employment land may need to be allocated to accommodate growth in the renewables sector. The general view now is that this sector is unlikely to result in substantial additional demand for sites in Blyth, due to competition from other east coast locations. Moreover with substantial land set aside for this and other key sectors on the opposite bank of the River Blyth there can be little justification for further allocations on the south side of the river.

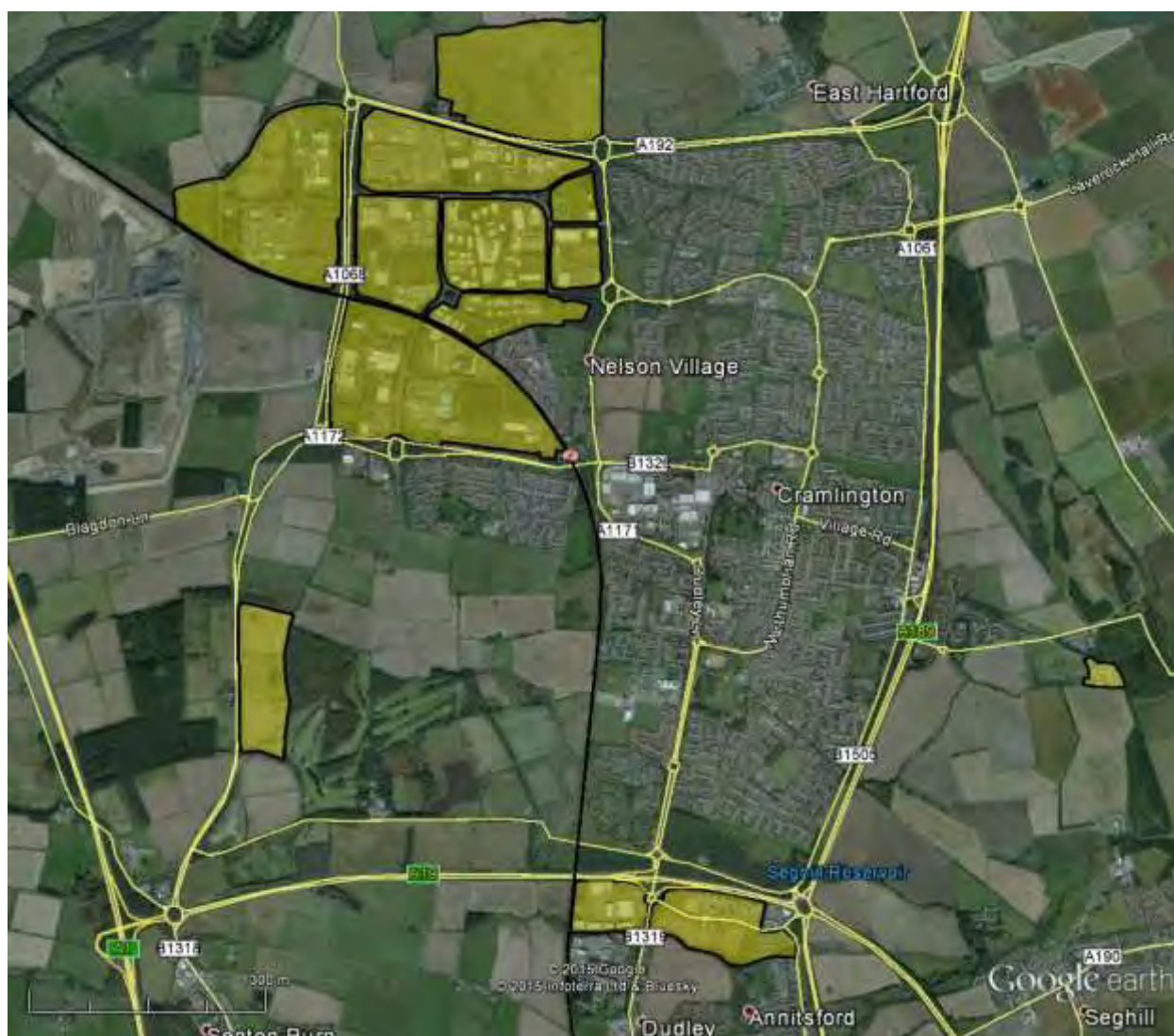
It is also apparent that Blyth and Ashington function as one market, and there is available land on serviced estates remaining in Ashington which are not as constrained by traffic congestion as the



Blyth Riverside sites. This may draw some industrial demand from Blyth. As such, evidence suggests that new allocations are not needed to serve the town over the next plan period. Moreover the redevelopment of Alcan can also be expected to compete for requirements in South East Northumberland.



## CRAMLINGTON



## 1. INTRODUCTION

### 1.1 The Town

Cramlington is a New Town in South East Northumberland with a population of around 39,000. It is situated about four miles from the coast. The town has a well-defined industrial quarter in the north-west sector. Northumberland Business Park to the south of the town is situated on the County's boundary with North Tyneside.

Cramlington is some 8 miles north of Newcastle City Centre and 7 miles south-east of Morpeth. The A19 skirts the southern edge of the town and links to the A1 at Seaton Burn and to the A189 Spine Road at Moor Farm. Across the northern edge of the town the A192 dual carriageway links the Spine Road to the A1068. Dual carriageways run along three sides of the industrial quarter and provide links to the region's main highways. The East Coast Main Line Railway passes through the town. There are regular passenger services to Newcastle from Cramlington station.



## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Cramlington and the surrounding area. For the purpose of this study workspace on the Blagdon Estate a couple of miles to the east of the town has been included. Blagdon Estates has developed further workspace at Horton Park, which is included within our assessment but is not identified in the Employment Sites Schedule.

| Estate                                     | Ref |
|--|-----|
| Cramlington – Bassington                   | C07 |
| East Cramlington                           | C08 |
| Cramlington – Northumberland Business Park | C09 |
| Cramlington – Windmill                     | C10 |
| Cramlington – North Nelson                 | C17 |
| Cramlington – Nelson Park West             | C18 |
| Cramlington – Nelson Park                  | C19 |
| Cramlington – Crosland Park                | C20 |
| Cramlington – Nelson Park East             | C21 |
| Cramlington – South Nelson                 | C22 |
| Cramlington – Fisher Lane                  | C23 |
| Cramlington – West Hartford Farm           | C24 |
| Blagdon – Milkhope Centre                  | D07 |
| Blagdon – New Kennels                      | D10 |

The table below summarises the views of 13 respondents to the business survey situated in the Cramlington area.

|  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| <b>How would you rate:</b>                             |           |      |              |      |           |
| The quality of your premises                           | 3         | 7    | 3            |      |           |
| The area surrounding your premises                     | 3         | 7    | 3            |      |           |
| The quality of life                                    | 2         | 8    | 3            |      |           |
| Availability of housing for employees                  | 2         | 6    | 5            |      |           |
| Quality of local road network                          |           | 9    | 3            | 1    |           |
| Public transport accessibility                         |           | 1    | 5            | 4    | 3         |
| Skills & qualifications of the available labour supply |           | 4    | 5            | 4    |           |



|  |   |   |   |   |   |
|--|---|---|---|---|---|
| Access to your customers                                   | 1 | 4 | 7 | 1 |   |
| Access to supply chains                                    | 1 | 6 | 5 | 1 |   |
| Access to ports / airports                                 | 3 | 6 | 4 |   |   |
| Quality of IT infrastructure (broadband / mobile coverage) |   | 5 | 1 | 4 | 3 |
| Quality of utilities infrastructure                        | 2 | 2 | 6 | 3 |   |

This small sample includes diverse opinions, but the quality of premises, the surrounding area, the quality of local road networks, the quality of life, access to ports & airports, customers and supply chains are all rated highly by a clear majority of respondents. It is clear that Cramlington has qualitative advantages as a business location. However there are aspects where improvements can be made; public transport accessibility and the quality of IT infrastructure are regarded as poor or very poor by a majority of respondents.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses 14 existing employment areas. The results of this assessment are summarised in the table below. With the exception of C23 South West Sector off Fisher Lane, all of the sites in the town scored highly in the appraisal process. Employment areas in the surrounding villages were rated as Average or Lower.

| Estate                                | Ref | Role of Site  | Quality |
|---------------------------------------|-----|---|---------|
| Cramlington – Bassington              | C07 | General industrial estate   | Higher  |
| East Cramlington                      | C08 | General industrial estate serving local market.                         | Average |
| Cramlington – Northumberland Bus. Pk. | C10 | Part office park, part general industrial estate, with sui generis uses | Higher  |
| Cramlington – Windmill                | C11 | Specialised B2 industrial estate  | Higher  |
| Cramlington – North Nelson            | C17 | General industrial estate   | Higher  |
| Cramlington – Nelson Park West        | C18 | General industrial estate   | Higher  |
| Cramlington – Nelson Park             | C19 | General industrial estate   | Higher  |
| Cramlington – Crosland Park           | C20 | General industrial estate   | Higher  |
| Cramlington – Nelson Park East        | C21 | General industrial estate   | Higher  |
| Cramlington – South Nelson            | C22 | General industrial estate   | Higher  |
| Cramlington – Fisher Lane             | C23 | Farmland intended for industrial use                                    | Lower   |
| Cramlington – West Hartford Farm      | C24 | Farmland intended for strategic inward investment                       | Higher  |
| Blagdon – Milkhope Centre             | D07 | Rural service site  | Average |
| Blagdon – New Kennels                 | D10 | Light industrial estate   | Lower   |





The ELR proposed the de-allocation of the Fisher Lane site and an amendment to the boundary of South Nelson to exclude a plot at the east end of the estate which is subject to ground contamination and part is a designated sports field and so is considered undevelopable.

The ELR noted that the Strategic Site at C24 West Hartford provides a particularly large, high quality site for a limited number of high quality, large development plots for modern industry, which is intended to fulfil a key role in attracting strategic investment. It is our view that this remains one of the largest deliverable sites in the County and represents the area's prime opportunity for large scale employment development for the foreseeable future. However, given the size of the site, the ELR suggested that it may be appropriate for NCC to consider subdividing a proportion of the site for general employment use to accommodate overspill from the existing sites to the south. However, a large single user site should be retained for major inward investment.

The ELR considered that at Northumberland Business Park there is adequate development land to meet future needs for business park offices, particularly given the level of supply at Quorum and Cobalt and other Tyneside office parks.

The ELR found no requirement for additional allocations. Though an extension to Horton Park was assessed as a potential employment site, the ELR made no recommendation as to whether it should be allocated.

#### **1.4 Findings of Workshop for Agents and Developers**

Cramlington is the County's strongest industrial location due to its good road and rail access and proximity to the critical mass of Tyneside. Some operators are unwilling to go beyond the town to Ashington / Blyth due to perception of a disconnect from Tyneside. The town's estates compete with North Tyneside and there is good demand for industrial and not a huge oversupply as space lets quickly. Housing growth could increase demand. Vacancy rates are quite high but are skewed by certain large, problematic buildings. There is demand for industrial space across all size ranges, but there is a big lack of larger, good quality units (10,000-30,000 sq ft) as well as demand for some even larger units. Sector demand is across all types of manufacturing and smaller warehousing operations. Cramlington is the County's best location to attract larger manufacturers, which can bring supply chain benefits.

Despite being the County's best location speculative industrial development is currently not viable; but over the plan period this could change. Some agents thought that public sector financial support would be better aimed at providing new factories in Cramlington where indigenous local businesses have requirements, rather than investing in the remediation of sites at Blyth for sectors where demand may not materialise. Rather than chasing one big inward investor, agents prioritised the support of smaller indigenous businesses with growth prospects, of which there are many located in Cramlington. The Council could help to de-risk investments





through lease agreements. There are opportunities to redevelop or refurbish older industrial stock.

The office market is reasonable and the town has attracted businesses out of Tyneside, but the current stock and what is left to build at Northumberland Business Park is likely to meet demand for the foreseeable future. As the Tyneside out of town office market has such high levels of oversupply, it was suggested that there may be a case for allowing industrial uses at Northumberland Business Park East, rather than retaining all the land for B1 office use. Fisher Lane was proposed for B1 as part of the development of the SW sector. This will not be required over the plan period and its de-allocation is proposed. But the site is in a good position and as this quarter is developed out, the case for industrial development here improves. There was concern that the bringing forward of Indigo Park at Sandy Lane could draw demand from Cramlington.

The established industrial estates have capacity for additional development. For the foreseeable future, development activity will be restricted to bespoke development on serviced plots on the established industrial estates. Development is not being held back by lack of sites but by viability. Hubbway has bought adjoining land to extend the business centre; this type of incremental development of an established industrial investment can be viable when pure speculative development is not.

Fergusons own two small plots at Northumberland Business Park West. This estate has a mix of uses including warehouses, factories, a veterinary practice and a car showroom. With market demand improving Fergusons are upgrading infrastructure prior to marketing the remaining sites. Industrial developers are generally looking at developing on plots within existing industrial estates, rather than new sites such as West Hartford.

West Hartford is the County's only site with capacity to accommodate the largest requirements, but the infrastructure only extends to the eastern end of the estate. Additional investment is needed to attract businesses to locate there. It is suggested that the road should be extended to enable access to development plots as they are not accessible from the short length of road that has already been built. The estate is well located with direct access to dual carriageway. Developer demand to purchase sites of less than 5 acres has been resisted in the past, but in the future use should be more flexible, as getting some development on a site helps attract more.

Both roundabout junctions on the A19 serving Cramlington (Moor Farm and Seaton Burn) are congested at peak times and should be made into grade separated junctions.



## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 391 industrial hereditaments within the Cramlington area, comprising 503,377 sq m of floorspace. This represents 14.1% of the County's industrial premises, and 28.7% of the total floorspace, indicating the relatively large size of units in this part of the County. But there is a full range of unit sizes and smaller businesses are also well catered for. Industrial floorspace has been developed over the fifty years since the new town was designated. Some of the earliest stock is now dated, but the majority provides modern units on well planned industrial estates.

| Estate                              | Ref | Units (sq m) |           |            |           |            |             |             |           | TOTAL      |
|-------------------------------------|-----|--------------|-----------|------------|-----------|------------|-------------|-------------|-----------|------------|
|                                     |     | < 50         | 50 - 100  | 100 - 250  | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000    |            |
| Cramlington – Bassington            | C07 | 1            | 1         | 24         | 7         | 4          | 2           | 2           | 5         | 46         |
| East Cramlington                    | C08 | 3            | 15        | 3          | 1         | 1          | 0           | 0           | 0         | 23         |
| Cramlington – Northumberland Bus Pk | C10 | 0            | 0         | 0          | 0         | 1          | 1           | 1           | 2         | 5          |
| Cramlington – Windmill              | C11 | 0            | 0         | 0          | 0         | 0          | 0           | 0           | 2         | 2          |
| Cramlington – North Nelson          | C17 | 2            | 8         | 40         | 13        | 12         | 15          | 13          | 4         | 107        |
| Cramlington – Nelson Park West      | C18 | 0            | 0         | 0          | 7         | 10         | 7           | 2           | 0         | 26         |
| Cramlington – Nelson Park           | C19 | 0            | 16        | 17         | 9         | 7          | 14          | 5           | 6         | 74         |
| Cramlington – Crosland Park         | C20 | 0            | 1         | 8          | 3         | 0          | 0           | 0           | 0         | 12         |
| Cramlington – Nelson Park East      | C21 | 0            | 0         | 0          | 0         | 0          | 0           | 1           | 2         | 3          |
| Cramlington – South Nelson          | C22 | 1            | 7         | 26         | 17        | 4          | 8           | 0           | 0         | 63         |
| Cramlington – Fisher Lane           | C23 | 0            | 0         | 0          | 0         | 0          | 0           | 0           | 0         | 0          |
| Cramlington – West Hartford Farm    | C24 | 0            | 0         | 0          | 0         | 0          | 0           | 0           | 0         | 0          |
| Elsewhere in Cramlington            |     | 1            | 4         | 5          | 1         | 3          | 0           | 0           | 0         | 14         |
| Elsewhere in East Cramlington       |     | 0            | 0         | 2          | 0         | 0          | 0           | 0           | 0         | 2          |
| Blagdon – Milkhope Centre           | D07 | 0            | 3         | 3          | 3         | 1          | 0           | 0           | 0         | 10         |
| Blagdon – New Kennels               | D10 | 0            | 1         | 3          | 0         | 0          | 0           | 0           | 0         | 4          |
| <b>TOTAL</b>                        |     | <b>8</b>     | <b>56</b> | <b>131</b> | <b>61</b> | <b>43</b>  | <b>47</b>   | <b>24</b>   | <b>21</b> | <b>391</b> |

Some of Cramlington's industrial estates comprise a handful of very large units whilst others provide a mix of unit sizes. Overall there are good numbers of units in all size bands.

### 2.2 Availability

Databases of available premises identify that at the end of 2014, 72 properties comprising 78,063 sq m were on the market in Cramlington (see Appendix 2). This represents 28.3% of the County's available industrial premises, and 43.7% of the total floorspace.



## 2.3 Demand

The table below compares the size of available industrial units against the stock as a whole. We have restricted this analysis to units in the town itself; in the surrounding area more localised markets mean that the availability of property is more likely to go unreported. It should also be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units can be under-recorded.

|                            | Unit Size (sq m) |           |           |           |            |             |             |           | TOTAL     |
|----------------------------|------------------|-----------|-----------|-----------|------------|-------------|-------------|-----------|-----------|
|                            | < 50             | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000    |           |
| Stock of Industrial Units  | 8                | 56        | 131       | 61        | 43         | 47          | 24          | 21        | 391       |
| Available Industrial Units | 0                | 13        | 25        | 14        | 12         | 3           | 1           | 4         | 72        |
| <b>Vacancy Rate %</b>      | <b>0</b>         | <b>23</b> | <b>19</b> | <b>23</b> | <b>28</b>  | <b>6</b>    | <b>4</b>    | <b>19</b> | <b>18</b> |

The overall vacancy rate of 18% suggests oversupply. This oversupply is most severe amongst units of 250-1000 sq m. In line with agents' perceptions the supply of units of between 1,000 and 5,000 sq m (c.10,000 sq ft – 50,000 sq ft) is tight. Amongst the vacant factories in the largest size band are the Jaycare and Officer's Club premises which are both to be demolished, but at the time of our analysis were still standing. Excluding these the vacancy rate in this size band would halve.

Arch advises that major enquiries for industrial premises in the County largely focus on five towns: Ashington, Blyth, Cramlington, Hexham and Prudhoe. In Cramlington there is an established cluster of advanced manufacturing and process industries, which provides an attractive pool of labour to major investors. As a result Cramlington attracts a wide range of manufacturing businesses particularly in the engineering sector. Arch has received enquiries for large scale foreign direct investment, and comments that West Hartford requires investment to ensure that it is deliverable for such investment. The ease of access to the strategic road network, ports, Newcastle Airport, and the Tyneside customer base are all key attractors for businesses.

There are also pharmaceutical companies (MSD, Aesica, Thermo Fisher etc) and whilst this sector is undergoing some consolidation, Cramlington may benefit as there is land capable of accommodating merging facilities, be this through the expansion of existing businesses or the establishment of new combined operations. The Cramlington cluster is part of wider cluster of pharmaceutical operations in the North East which account for about 35% of the UK's output in this sector. Initiatives to encourage further investment in this sector, such as providing growing space for university spin-offs, would be a feasible strategy to encourage industrial growth in the town.



To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 283 reported transactions in Cramlington involving 189,291 sq m of floorspace (see Appendix 4). This represents 39% of all deals reported in Northumberland. This is substantially higher than the town’s proportion of the County’s stock (by number of units) - 14%, demonstrating a high level of market activity and indicating that the market is not constrained.

19 businesses in Cramlington responded to the survey, 14 of which gave substantive responses. Four occupy light industrial accommodation, four heavy industrial, four warehouses and two offices. Two of the manufacturing businesses are German and a third had its head office in South East England. All four businesses occupying warehouses expected to take alternative or additional premises in the next two years and one occupying light industrial space in 3-5 years. The majority of these requirements were for premises in Cramlington, but one, a logistics company, would consider locations north or south of the Tyne. The unit sizes required are summarised in the table below.

|                         | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|-------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                         | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Industrial Requirements |                  | 1        |           | 1         | 1          | 1           | 2           | 1      | 7     |

The majority of requirements are for units with 4-6 metre or 6-9 metre eaves heights and 10% or 20% office content. Half of those with requirements considered finding premises of a suitable size and specification as a major obstacle, and similarly broadband connectivity was regarded as a major obstacle to expansion.

One manufacturing business highlighted the shortage of properties of 15,000 – 20,000 sq ft. This correlates with agents’ views that demand was generally good but that amongst larger unit sizes there is a lack of stock. Another expressed frustration with congestion on cross-Tyne routes and limited flights to Germany. A third saw a lack of managerial skills in the local labour market and the inability to attract graduates as barriers to growth.

The length of time that available units have been on the market ranges from up to 18 months for units of less than 140 sq m (1500 sq ft), to two years or more for units in the middle size ranges where there is oversupply and anything from a matter of months to three years for the largest units. The small number of businesses in the market for larger units means that prolonged marketing periods of up to two years are not unusual. The largest buildings also tend to have



been built for a particular occupier and may not be to a specification or layout that suits the wider market. The holding costs of vacant property are a major expense for owners and where prolonged marketing produces few serious enquiries, demolition has to be regarded as a serious option, as illustrated by the proposals for the former Jaycare and Officer's Club buildings.

A wide range of local, national and international businesses are located in Cramlington. Respondents to the survey indicated that the majority of their custom was national rather than regional, and for the manufacturing businesses occupying heavy industrial units, international sales ranged from 35% to 90% of business. The town has attracted export orientated, globally connected businesses in the past and agents point to the potential for this to be built upon by public sector support of industrial development.

### **Rents, Yields & Viability**

Asking rents typically range from £2.50 psf for units of 10,000 sq ft on FRI lease terms, to £7.50 psf for units of 500 sq ft on IRI leases. At Easter Park new units of 5,000 sq ft were letting at £4.50 psf at the height of the market. This indicates the level of rent that was required for speculative development to proceed. Now these units are being marketed at £3.70 psf, demonstrating how rents have fallen during the recession. Amongst those size bands where there is oversupply, the recovery in rental values to enable speculative development to resume will be slow. Whilst larger or more unusual requirements may only be satisfied by bespoke development, there is generally a resistance among businesses to sign up to new premises prior to their development, as they would like to see for themselves the size and specification, prior to committing. Where there is a differential between market rents and cost rents (i.e. the rent which enables the costs of development to be covered) this reluctance increases.

Yields will reflect the covenant strength of the businesses in occupation. In Cramlington the range of businesses is greater than elsewhere in Northumberland, and there is a good proportion of firms operating from multiple locations. The covenant strength these can provide will tend to be greater.

Cramlington has critical mass as an industrial location. This gives the town a broader demand base than other locations in the County; which reduces risk and will tend to shorten marketing periods for new development. The viability of speculative industrial development will therefore tend to be greater in Cramlington. That said, there is currently an oversupply amongst those unit sizes which constitute the majority of the stock; this has put downward pressure on rents, which will need to recover before development can resume. Amongst units of 10,000 – 50,000 sq ft the market is tighter. Development of these is likely to depend on pre-lets having regard to the more limited number of requirements.



### 3 OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 202 office hereditaments within Cramlington and the surrounding area comprising 28,973 sq m of floorspace. This represents 13.6% of the County's office premises, and 13.7% of the total floorspace. Some 88% of the stock is less than 250 sq m. Half of those units that are over 250 sq m are situated in the town centre, where there are suites on upper floors above Manor Walks shopping centre as well as some stand-alone buildings. Some 55% of office units are at Northumberland Business Park where Apex and the Gladman scheme provide modern business park accommodation of reasonable specification in a wide range of unit sizes. It should be noted that for rating purposes buildings at Silverton Court have been subdivided into small unit sizes (perhaps to reduce empty rates liability) but could be occupied as larger suites individual floors or as a whole building.

On Cramlington's industrial estates there is limited provision; at Bassington the Hubway Business Centre provides small office suites in a converted factory; and at Crosland Park units at Enterprise Court are used as offices or light industrial premises.

There is extant planning consent for the development of further phases of offices at Northumberland Business Park.

| Estate                       | Ref | Units (sq m) |           |           |           |            |             |             |          | TOTAL      |
|------------------------------|-----|--------------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|                              |     | < 50         | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |            |
| Cramlington – Bassington     | C07 | 24           | 0         | 1         | 0         | 0          | 0           | 0           | 0        | 25         |
| Northumberland Bus Pk East   | C10 | 43           | 2         | 21        | 2         | 1          | 0           | 1           | 0        | 70         |
| Northumberland Bus Pk - Apex | C10 | 0            | 9         | 28        | 4         | 0          | 0           | 0           | 0        | 41         |
| Cramlington – North Nelson   | C17 | 0            | 1         | 2         | 0         | 1          | 0           | 0           | 0        | 4          |
| Cramlington – Nelson Park    | C19 | 0            | 0         | 0         | 1         | 0          | 0           | 0           | 0        | 1          |
| Cramlington – Crosland Park  | C20 | 0            | 2         | 2         | 0         | 0          | 0           | 0           | 0        | 4          |
| Cramlington –Town Centre     |     | 7            | 14        | 8         | 8         | 2          | 2           | 0           | 0        | 41         |
| Cramlington - Elsewhere      |     | 0            | 1         | 0         | 0         | 0          | 1           | 0           | 0        | 2          |
| Blagdon – Milkhope Centre    | D07 | 1            | 1         | 0         | 0         | 0          | 0           | 0           | 0        | 2          |
| Blagdon – Horton Park        |     | 0            | 3         | 2         | 2         | 0          | 0           | 0           | 0        | 7          |
| Blagdon - Elsewhere          |     | 1            | 1         | 3         | 0         | 0          | 0           | 0           | 0        | 5          |
| <b>TOTAL</b>                 |     | <b>76</b>    | <b>34</b> | <b>67</b> | <b>17</b> | <b>4</b>   | <b>3</b>    | <b>1</b>    | <b>0</b> | <b>202</b> |



### 3.2 Availability

Databases of available premises identify 49 properties in Cramlington and the surrounding area comprising 16,111 sq m of floorspace (see Appendix 3). This represents 25.7% of the County's available office premises, and 31.8% of the total floorspace. 21 of these vacant offices are at Northumberland Business Park where Gladman constructed speculative offices at the height of the market some of which are still vacant six years later. The timing of this development was unfortunate ; not only did demand evaporate as the recession hit but capital allowances in North Tyneside's Enterprise Zones, ensured development of office space continued through to 2011, swamping the out-of-town office market and causing a collapse in rents. The former EZs continue to provide a large supply of higher specification office accommodation at low rents. Though it will take several more years for this surplus capacity to be absorbed by the market, no further space with EZ benefits will be built at Cobalt or Quorum, but both schemes have land without EZ status available for further phases of development.

The oversupply within the office market is also felt in the town centre which has struggled to attract occupiers in the face of high levels of business park provision and on the industrial estates where units are older and of poorer specification.

### 3.3 Demand

The table below compares the size of available office units against the stock as a whole. This analysis is distorted by inconsistencies in unit sizes between the databases that have been used. In an attempt to attract occupiers, developers and landlords have been flexible, prepared to subdivide units, thus suite sizes can change over time. Furthermore smaller units may not be marketed on national property databases and their vacancy rates may be understated. At Northumberland Business Park the VOA identifies a large stock of small suites at Silverton Court which are listed on EGi and FOCUS as whole buildings.

|                        | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                        | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Office Units  | 76               | 34       | 67        | 17        | 4          | 3           | 1           | 0      | 202   |
| Available Office Units | 1                | 8        | 22        | 11        | 5          | 1           | 1           | 0      | 49    |
| Vacancy Rate %         | 1                | 23       | 33        | 65        | 100        | 33          | 100         | 0      | 24    |

The overall vacancy rate of 24% suggests oversupply. This oversupply is evident amongst all unit sizes and amongst units of over 250 sq m the vacancy rate is even more pronounced. Cramlington's proximity to North Tyneside where Enterprise Zone status prolonged the development of out-of-town office parks long after market demand had dried up, and where there are similar issues of massive oversupply, means that it will take many years for the surplus to be



absorbed by the market. Furthermore the proximity to Newcastle City Centre which is the region's largest office centre will limit the extent to which Cramlington will be able to attract the professional services sector.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 56 transactions have been reported in Cramlington involving 15,788 sq m of floorspace (see Appendix 4). This represents 22% of all deals reported in Northumberland. This is higher than the town's proportion of the County's stock - 13%, suggesting that market activity is not constrained.

Two office based businesses in this area responded to the survey, one of which expected to take alternative or additional premises in 6 to 10 years and stated a preference for remaining in Cramlington. Both businesses were generally content with Cramlington as a business location. Neither foresaw difficulties in finding alternative premises of an appropriate size or specification.

At the height of the market office units were generally on the market for 6 – 9 months; but with high volumes of new stock being completed as the economy went into recession, marketing periods increased substantially, with larger buildings in particular standing vacant for several years (some are still vacant six years after construction). Whereas the office market in Newcastle City Centre has recovered, albeit there remains a rump of low quality space that may never attract occupiers. Tyneside's out-of-town office market is in oversupply and new buildings have stood vacant for several years. However Arch is aware that the developer, which has extant planning permission (expires June 2016) for phases 4 and 5 of Northumberland Business Park, intends to proceed once economic growth has allowed occupier demand to recover.

Occupiers are typically local or regional branches of national companies or independent professional service companies serving a local / sub-regional customer base. A sizeable proportion are providing services to the industrial sector, and with reasonable growth prospects in advanced manufacturing, there is potential for some service sector growth. Newcastle city centre will continue to dominate the office market and be the location of choice for professional services such as solicitors, accountants etc. serving the regional market; though there have been some relocations of such businesses to Cramlington as a cost effective alternative, and it is reasonable to suggest that this trend may continue to a limited degree.

### **3.4 Rents, Yields & Viability**

Asking rents for units of 1,500 sq ft range from £7.50 psf at Enterprise Court, £12 psf at Manor Walks and £13.50 psf at Northumberland Business Park. Details of rents and incentives that have been agreed on lettings are typically not disclosed but effective rents will be substantially lower than these headline asking rents.





Yields reflect the covenant strength of the businesses in occupation. In Cramlington the range of businesses is greater than elsewhere in Northumberland, and there are a good proportion of firms operating from multiple locations. The covenant strength these can provide will tend to be greater.

The substantial oversupply of offices has impacted on rents, this combined with high yields and long marketing periods will dampen enthusiasm for further development for the foreseeable future. At the top of the market Gladman was able to speculatively develop office space where other developers struggled, because by using standard building designs construction costs could be minimised. Cramlington has experienced speculative private sector office development during periods of strong economic growth when demand is at a consistently high level. In current market conditions office development is largely dependent on bespoke occupier requirements. Having regard to the levels of oversupply, speculative office development is unlikely to resume until the second half of the plan period. There is substantial land at Northumberland Business Park East to accommodate this.



## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Cramlington as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014). At Nelson Park Network Centre C19/14 the undeveloped plot is included.

| Estate                                     | Ref | Total Area (ha) | Available Area (ha) |
|--|-----|-----------------|---------------------|
| Cramlington – Bassington                   | C07 | 48.29           | 3.26                |
| East Cramlington                           | C08 | 2.36            | 0                   |
| Cramlington – Northumberland Business Park | C10 | 29.00           | 14.62               |
| Cramlington – Windmill                     | C11 | 62.59           | 0                   |
| Cramlington – North Nelson                 | C17 | 34.41           | 0                   |
| Cramlington – Nelson Park West             | C18 | 25.83           | 6.84                |
| Cramlington – Nelson Park                  | C19 | 22.67           | 0.26                |
| Cramlington – Crosland Park                | C20 | 5.11            | 2.31                |
| Cramlington – Nelson Park East             | C21 | 9.37            | 0                   |
| Cramlington – South Nelson                 | C22 | 10.63           | 2.69                |
| Cramlington – Fisher Lane                  | C23 | 21.44           | 21.44               |
| Cramlington – West Hartford Farm           | C24 | 34.33           | 32.37               |
| Blagdon – Milkhope Centre                  | D07 | 0.71            | 0                   |
| Blagdon – New Kennels                      | D10 | 0.27            | 0                   |
| <b>TOTAL</b>                               |     | <b>307.01</b>   | <b>83.79</b>        |

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. These are replicated in the table below. Extensions to buildings are excluded. During this period Admiral Business Park was created from subdivision of existing premises and brought nearly 100,000 sq m to the market, much of which has been let; this may have softened take-up rates for units of a similar size elsewhere in the town.

Take-up of employment land over this 16 year period has totalled 29.11 ha, however this figure includes take-up for uses such as car sales, vet and a Fire & Rescue HQ. Disregarding these non-employment uses, take-up reduces to 22.06 ha, of which 7.12 ha has been for office development.



| Estate                                | Site Ref | Building Area (sq m) | Land Area (ha) | Comments                  |
|---------------------------------------|----------|----------------------|----------------|---------------------------|
| Cramlington – Bassington              | C07/13   | -                    | 3.70           | Housing                   |
| East Cramlington                      | C08/09   | -                    | 0.20           | Caravan storage           |
| Cramlington – Northumberland B P West | C10/1.7  | 8,361                | 1.24           | Transport depot           |
| Cramlington – Northumberland B P West | C10/1.5  | 834                  | 0.45           | Car Showroom              |
| Cramlington – Northumberland B P West | C10/1.6  | 1,057                | 0.40           | Vet                       |
| Cramlington – Northumberland B P West | C10/4    | 2,508                | 0.53           | industrial                |
| Cramlington – Northumberland B P East | C10/3    | 2,996                | 1.56           | B1 Offices                |
| Cramlington – Northumberland B P East | C10/5    | 1,766                | 1.16           | B1 Offices                |
| Cramlington – Northumberland B P East | C10/7    | 927                  | 0.54           | Pub restaurant            |
| Cramlington – Northumberland B P East | C10/6,8  | 2,844                | 4.40           | B1 Offices                |
| Cramlington – North Nelson            | C17/14   | 5,077                | 1.52           | Atley Business Park       |
| Cramlington – North Nelson            | C17/15   | 2,613                | 1.01           | Poplar Court              |
| Cramlington – Nelson Park West        | C18/4    | 7,341                | 2.20           | Industrial                |
| Cramlington – Nelson Park West        | C18/5    | 2,967                | 0.73           | Industrial                |
| Cramlington – Nelson Park West        | C18/7    | 1,269                | 0.49           | Industrial                |
| Cramlington – Nelson Park West        | C18/6    | 12,079               | 3.49           | Industrial                |
| Cramlington – Nelson Park West        | C18/8    | 930                  | 0.51           | Industrial                |
| Cramlington – Nelson Park West        | C18      | 804                  | 0.65           | Industrial                |
| Cramlington – Nelson Park             | C19/14   | 1695                 | 0.60           | Two terraces of workshops |
| Cramlington – Nelson Park             | C19/15   | 2,441                | 0.86           | Industrial                |
| Cramlington – Nelson Park             | C19/16.1 | 952                  | 0.34           | Industrial                |
| Cramlington – Nelson Park             | C19/16.2 | 1395                 | 0.43           | Industrial                |
| Cramlington – Nelson Park East        | C21/1.2  | 2354                 | 0.99           | Warehouse                 |
| Cramlington – South Nelson            | C22/1    | 905                  | 0.16           | Industrial                |
| Cramlington – West Hartford Farm      | C24/1    | 3397                 | 1.96           | Fire & Rescue HQ          |
| <b>Total</b>                          |          | <b>67,512</b>        | <b>29.11</b>   |                           |

### 4.3 Implied Supply

In the 16 year period since 1999, 22.06 hectares have been taken-up for employment purposes. This equates to 1.38 ha per annum. On this basis the 83.79 hectares of available employment land would be sufficient for 60 years; far longer than the plan period.

### 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield



- Distance from strategic highway network

| Estate                                | Site Ref | Area (ha)    | IA / RP | BF / GF | < 2 km from SHN |
|---------------------------------------|----------|--------------|---------|---------|-----------------|
| Cramlington – Bassington              | C07/A    | 3.26         | IA      | GF      | Y               |
| Cramlington – Northumberland B P West | C10/01   | 2.46         | IA      | GF      | Y               |
| Cramlington – Northumberland B P East | C10/02   | 11.41        | IA      | GF      | Y               |
|                                       | C10/07   | 0.75         | IA      | GF      | Y               |
| Cramlington – Nelson Park West        | C18/A    | 6.84         | IA      | GF      | Y               |
| Cramlington – Nelson Park             | C19/14   | 0.26         | IA      | GF      | Y               |
| Cramlington – Crosland Park           | C20/A    | 1.13         | IA      | GF      | Y               |
| Cramlington – Crosland Park           | C20/B    | 1.19         | IA      | GF      | Y               |
| Cramlington – South Nelson            | C22/A    | 0.51         | IA      | GF      | Y               |
| Cramlington – South Nelson            | C22/B    | 0.84         | IA      | GF      | Y               |
| Cramlington – South Nelson            | C22/C    | 1.34         | RP      | BF      | Y               |
| Cramlington – Fisher Lane             | C23/A    | 21.44        | RP      | GF      | Y               |
| Cramlington – West Hartford Farm      | C24/A    | 32.37        | RP      | GF      | Y               |
| <b>Total</b>                          |          | <b>83.79</b> |         |         |                 |

Against these three key indicators of quality, ten sites comprising 28.64 ha are immediately available, greenfield and within a 2km drive of dual carriageways linking to the strategic highway network. These sites will have relatively low abnormal costs of development and good demand. At past levels of take-up these ten sites equate to 20 years supply; evidence that there is a good range of sites to meet demand in the short term.

## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths   | Weaknesses   |
|---|--|
| <ul style="list-style-type: none"> <li>Strongest industrial market in the County</li> <li>Speculative development of offices and industrial viable during periods of steady economic growth</li> <li>Large amount of serviced employment land with access to dual-carriageways</li> <li>Availability of serviced sites.</li> <li>Core of indigenous manufacturers.</li> <li>Able to attract inward investment, including FDI.</li> <li>Good local road network.</li> <li>Good access to customers and supply chains</li> <li>Good access to airport and ports</li> <li>Stock of premises and areas around premises</li> </ul> | <ul style="list-style-type: none"> <li>Oversupply of offices</li> <li>Shortages of larger industrial premises</li> <li>Public transport services</li> <li>Quality of IT infrastructure</li> <li>Skills shortages: difficulties in attracting graduates and managers.</li> <li>Largest available site requires further enabling infrastructure investment.</li> </ul> |



| generally good.   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Quality of life and availability of a range of housing.</li> </ul>   |  |
| Opportunities   | Threats  |
| <ul style="list-style-type: none"> <li>• A1 upgrades improving road networks to north and south.</li> <li>• Infrastructure investment at West Hartford</li> <li>• Expansion of pharmaceutical cluster.</li> </ul> | <ul style="list-style-type: none"> <li>• Increasing congestion at junctions onto A19</li> <li>• Competition from Indigo Park and other sites in Tyneside</li> <li>• Pressure for development of employment land for housing</li> </ul> |

The ELR proposed the deallocation of Fisher Lane; having regard to the substantial amount of readily available employment land elsewhere in Cramlington, the need for large amounts of investment in onsite infrastructure, and the constraint of pylons crossing the site, it is suggested that the continued allocation of this site is unnecessary.

The ELR proposed the de-allocation of a plot of 1.34 ha at the eastern end of South Nelson Industrial Estate (C22/C) which is not deliverable due to a pumping station below ground level. This site should never have been identified as available employment land and should be deallocated.

The ELR noted that the Strategic Site at C24 West Hartford provides a particularly large, high quality plot of land for a limited number of high quality large development sites for modern industry and could fulfil a key role in attracting strategic investment. Currently infrastructure only serves the eastern end of the site and potential ground stability issues and flooding to the remainder need to be resolved. The HCA is currently undertaking a range of studies, including ecological surveys and ground investigations, to establish the extent of these constraints and potential mitigation measures. When complete the work will set out what investment is needed to make the site development ready.

Given the size of the site, the ELR suggested that it may be appropriate to allow general employment use on part. Whether Cramlington requires further land for the development of general industrial uses during the plan period depends upon various supply-side and demand-side factors, such as:

- Is Fisher Lane to be de-allocated?
- Will remaining land at Northumberland Business Park be retained for office development?
- Can and will the LEP provide a gap funding mechanism to enable development of employment premises in areas of market failure and in particular would it subsidise the development of large industrial units in Cramlington to meet current market demand?



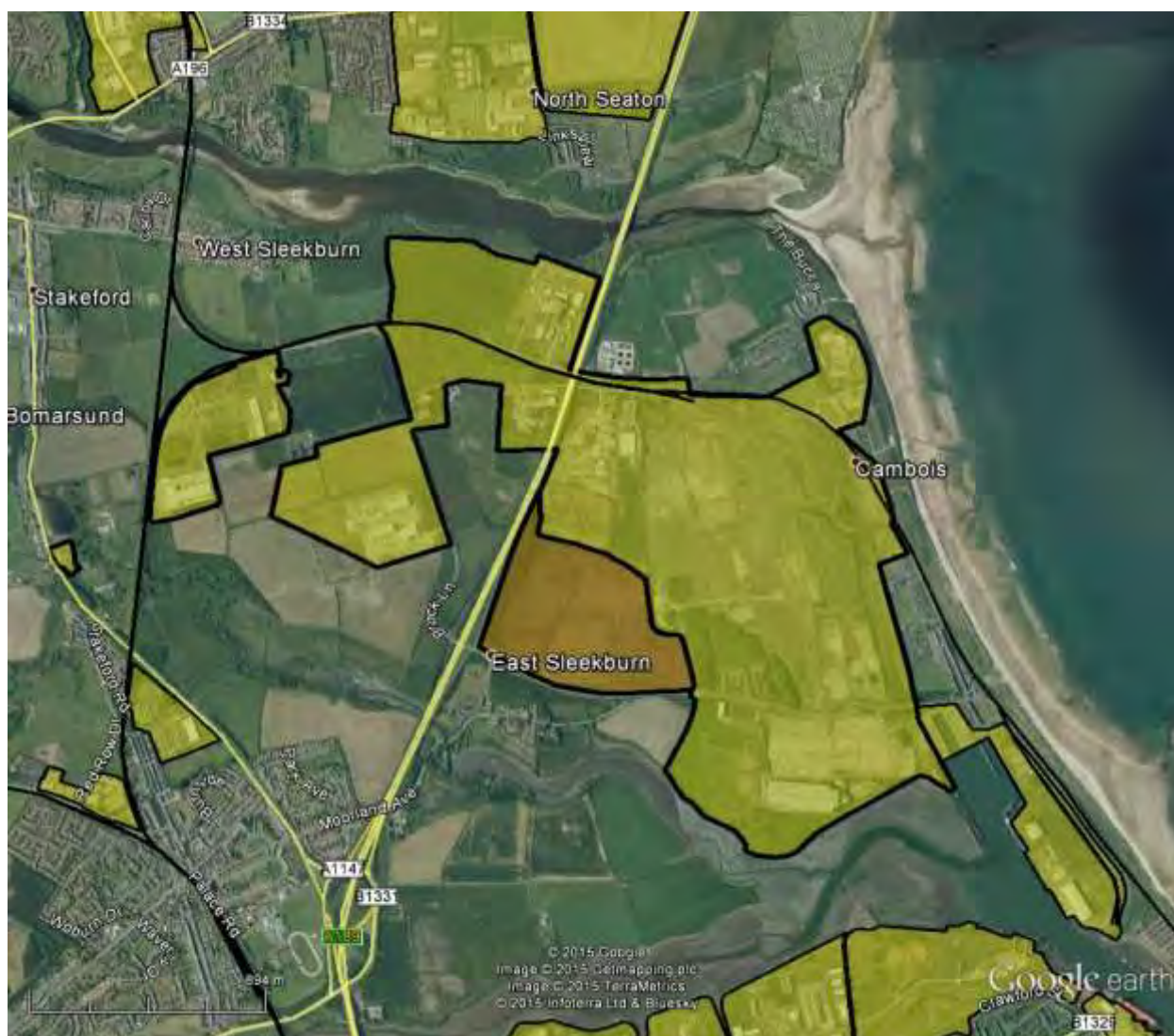
Arch and agents would like the land at West Hartford to be available to accommodate general market demand and to meet developer / business demand for large inward investment opportunities. Building on the work being undertaken by the HCA, a masterplan for the site could be beneficial to show how this dual role could be accommodated. This work should include use of the Council's review of past take-up to measure the frequency of demand for large scale development plots in Northumberland. The Council should also be mindful of other proposals to allocate strategic sites within the LEP area, notably the proposal by Sunderland and South Tyneside to allocate 100 ha to the north of Nissan as an International Advanced Manufacturing Park (IAMP).

The ELR considered that at Northumberland Business Park there is adequate development land to meet future needs for business park offices, particularly given the level of supply at Quorum and Cobalt and other Tyneside office parks. We expect the oversupply of out-of-town offices to persist well into the plan period, but we note that Gladman still intend to develop a further two phases of offices here, as such continued protection of the site for offices would be appropriate. However as suggested, support in the plan for a broader range of employment operations on the site (which is owned by the Council) is largely dependent on the approach to land elsewhere in the town.

The ELR found no requirement for additional allocations. Although it would be sensible to acknowledge Horton Park as an employment site, there is no justification for further allocations.



## WEST SLEEBURN / CAMBOIS



### 1. INTRODUCTION

#### 1.1 The Settlements

Between the Rivers Blyth and Wansbeck and the towns of Ashington, Blyth and Bedlington are the villages of Cambois, East & West Sleeburn, Guidepost, Stakeford and Choppington. Though there is limited provision of employment premises within the villages, large areas of land stretching from the Port of Blyth in the south-east to West Sleeburn in the north-west, are identified for industrial purposes. The majority of this area was the site of the former Blyth Power Station and coal storage yards.

The A189 Spine Road passes through this area and provides a dual carriageway link to the A19 to the south of Cramlington and to the Northumberland Coastal Route to the north of Ashington. Various freight railway lines pass through this area.





## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in this area:

| Estate                                 | Ref |
|--|-----|
| Cambois – Zone of Economic Opportunity | F07 |
| Blyth – Harbour North                  | F08 |
| Cambois – West Sleekburn Ind Est       | F18 |
| West Sleekburn – Earth Balance         | F21 |

The emerging Local Plan refers to the Cambois Zone of Economic Opportunity (CZEO) as the Blyth Estuary Strategic Employment Area (BESEA) and proposes alterations to the boundary. The CZEO is situated either side of the Spine Road, the western part is fragmented and interspersed with farmland, whilst to the east the area is dominated by the site of the former power station and an extensive new allocation is proposed. This is covered by a Local Development Order which permits B-Class development up to 2019 within certain parameters. To the south east corner of the CZEO, Blyth - Harbour North (also known as Battleship Wharf) is situated on a spit between the river and the sea. To the west and separate from the CZEO is an industrial estate at West Sleekburn and beside the A1147 is Earth Balance. These sites are, by and large, removed from residential areas and most of the area is suitable for heavy industry and bad neighbour uses. The building stock is generally poor to average though there are some modern purpose built factories at Brock Lane.

The CZEO is not laid out as an industrial estate. The eastern part was the site of Blyth Power Station and its coal stock yards, cleared after generation ceased in 2001. Around this some industrial complexes have been demolished and others subdivided to provide small industrial units. The area is accessed from Brock Lane which connects to the A189 Spine Road and loops around the Zone, short spur roads serve the various industrial areas within. The roads and railways intersect at level crossings. Some new development has taken place just to the west of the Brock Lane/ Spine Road junction (Blyth 189 Distribution Park).

Blyth Harbour North comprises two quays separated by tidal mud flats these are accessed by West Bridge Street and a freight railway. The northern quay is occupied by Port of Blyth the southern is occupied by Rio Tinto Alcan to serve their operations in Scotland.

West Sleekburn Industrial Estate has a central estate road which has been upgraded following the development of an Integrated Waste Facility at the back of the estate. The estate is occupied by various waste and recycling businesses and the overall quality of the environment is poor, reflecting the predominant use.





Earth Balance is a collection of farm buildings accommodating eco-friendly businesses. The estate infrastructure is basic, and performs a niche employment role.

The table below summarises the views of a business on West Sleekburn Industrial Estate. Whilst this is not a representative sample it suggests that with the exception of the businesses own premises, other aspects of this location were rated at best “satisfactory” and at worst “very poor”. In particular, and not surprisingly, the area around the premises, public transport accessibility, and the quality of IT infrastructure were all rated as very poor.

| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               |           | 1    |              |      |           |
| The area surrounding your premises                         |           |      |              |      | 1         |
| The quality of life  |           |      | 1            |      |           |
| Availability of housing for employees                      |           |      |              |      | 1         |
| Quality of local road network                              |           |      | 1            |      |           |
| Public transport accessibility                             |           |      |              |      | 1         |
| Skills & qualifications of the available labour supply     |           |      |              | 1    |           |
| Access to your customers                                   |           |      | 1            |      |           |
| Access to supply chains                                    |           |      | 1            |      |           |
| Access to ports / airports                                 |           |      | 1            |      |           |
| Quality of IT infrastructure (broadband / mobile coverage) |           |      |              |      | 1         |
| Quality of utilities infrastructure                        |           |      | 1            |      |           |

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses 4 existing employment areas: CZEO, Blyth Harbour North, West Sleekburn and Earth Balance. The last is rated as “Higher” quality, the other three as “Average”.

| Estate                                 | Ref | Role of Site   | Quality |
|--|-----|--|---------|
| Cambois – Zone of Economic Opportunity | F07 | Expansion land for general B uses / power station        | Average |
| Blyth – Harbour North                  | F08 | Port-related storage and industrial activities           | Average |
| Cambois – West Sleekburn Ind Est       | F18 | Bad Neighbour uses                                       | Average |
| West Sleekburn – Earth Balance         | F21 | Local Business Park catering for eco-friendly industries | Higher  |

Much of the CZEO is owned by RWE npower which has long term plans to redevelop the site as a ‘clean’ coal-fired power station, these plans are now on hold. RWE is willing to lease, in the



short to medium term, parts of the site that it is retaining for its longer term plans, and could dispose of other parts.

The ELR recommends that 7.2 ha of the CZEO (the Vald Birn site F07/5), which was the subject of an application for housing should be deallocated, and that land owned by RWE be identified specifically for 'energy generation uses'; the land that RWE had identified for a new "clean" coal-fired power station extended to around 85 ha but the company's overall landholding is more extensive. The ELR also proposed the re-designation of land to the west of 4 Rivers Biodiesel that was no longer required for the company's expansion. The 4 Rivers land has subsequently been sold and the new owners are reviewing their options for the future use of the site, which include power generation and non-employment use.

The ELR considered two additional sites: Former Arizona Chemicals (ELR 30, 7.16 ha) and Land at East Sleekburn (ELR 29, 35.6 ha). The former is part of the CZEO. The latter scored relatively modestly in the site assessment, but benefits from its proximity to NAREC's testing facilities, the trunk road network and the deep water port of Blyth. As such, the ELR considered *"that this site could be taken forward as a niche B1/B2/B8 allocation, albeit permitted development could be restricted to uses pertaining to the manufacture/generation of renewables through a series of criteria in NCC's LDF. A site of this size will allow the area to maximize the amount of renewables related investment in the Blyth Estuary."* A planning application has been submitted on behalf of National Grid for the Norway Interconnector Building to be situated on the eastern part of this site.

#### **1.4 Findings of Workshop for Agents and Developers**

At the workshop agents and developers focussed their attentions on the CZEO and Blyth Harbour North, where there are sites with Enterprise Zone status and where Local Development Orders have been adopted. The smaller employment sites to the west were not discussed.

The CZEO has been allocated as a strategic site for some decades, but has not attracted large scale new development; the recent rebranding of the site and focus on specific sectors has done little to change agents perceptions of the area and the workshop revealed a clear difference of opinion between agents and Arch, the site's promoters. Agents acknowledged that some demand could be expected for the southern part of the site which has good access to the Port, the A189, an electrical sub-station and Enterprise Zone status; and to the west of the A189, at Brock Lane, the availability of large sites with good access to the Spine Road has encouraged take-up for depot type uses. The CZEO is also regarded as suitable for accommodating bad neighbour uses, but it was noted that the redevelopment of the Lynemouth aluminium smelter was creating another large scale site that would compete for such uses just 3 miles to the north. Sites at Cambois that have been offered for sale at auction have sold for very little, providing evidence that the perceived demand is simply not there.

Arch note that despite competition for investment from the renewables sector from other east coast locations, the sector can be expected to grow once government subsidies have been



confirmed and investment in North Sea sites increases. Arch has received serious enquiries for manufacturing of turbine components, such as concrete foundation casts; enquiries are attracted by the scale of the sites and port access. NAREC provides an asset which cannot be offered by other east locations but does not seem to attract businesses to locate in the area.

This is an extensive area of brownfield land; the costs of remediating this are substantial and this will deter development. Access to parts of the site is poor and therefore a comprehensive upgrading of infrastructure would also be required. Agents stated that if this area is to be seriously promoted as a strategic area for redevelopment there should be up-front investment in infrastructure because otherwise it will be 4 – 5 years before development can be completed and any enquiries will go elsewhere.

Although Cambois has long been identified as a Strategic Site to meet the requirements of particular sectors; these sectors have changed over time as prospects for capturing growing sectors have changed. Over this period existing premises have been either demolished or converted. Fergusons Business Park provides affordable employment space let to a range of businesses with no restrictions on specific sectors. The proposed allocation of land to the south of the former Arizona Chemicals could accommodate tenants relocating from Fergusons Business Park, leaving the area to the east of the Spine Road available for specific sectors but the land to the west for general employment use.

The former penicillin factory site is contaminated, not from the pharmaceutical uses but by the activities of subsequent occupiers and trespassers. The site has a substantial area of greenfield expansion land to the west which requires improved access. Various uses for this site are currently being considered ranging from power generation to residential. Given the oversupply of employment generally in Northumberland, further consultation with the landowner is suggested to establish if there is an identifiable demand to deliver employment development on the wider site. Arch state that firm enquiries have been received for energy generation and chemical manufacturing and note that the site has a bore hole water supply.

## **2. INDUSTRIAL PREMISES**

### **2.1 Stock**

The VOA identifies 57 industrial hereditaments in this area. This represents 2.1% of the County's industrial premises, and 2.0% of the total floorspace, indicating that unit sizes are around the average for the County, and that historically this area has played a modest role in the County's economy. The small unit size is surprising given that the CZEO was reserved for business too large to be accommodated on other industrial estates in the former Wansbeck District. Of these industrial units 34 (60%) are within the CZEO. There is a wide range of sizes with more than one



unit in every size category. 72% of units are of less than 500 sq m (5,400 sq ft). The largest is a warehouse of 7,565 sq m (81,000 sq ft).

| Estate         | Ref | Industrial Hereditaments (sq m) |          |           |           |            |             |             |          |           |
|----------------|-----|---------------------------------|----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                |     | < 50                            | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL     |
| Cambois ZEO    | F07 | 8                               | 5        | 3         | 6         | 9          | 2           | 0           | 1        | 34        |
| West Sleekburn | F18 | 0                               | 2        | 4         | 1         | 0          | 0           | 1           | 1        | 9         |
| Earth Balance  | F21 | 0                               | 1        | 1         | 0         | 0          | 0           | 0           | 0        | 2         |
| Other          |     | 1                               | 1        | 7         | 1         | 0          | 1           | 1           | 0        | 12        |
| <b>TOTAL</b>   |     | <b>9</b>                        | <b>9</b> | <b>15</b> | <b>8</b>  | <b>9</b>   | <b>3</b>    | <b>2</b>    | <b>2</b> | <b>57</b> |

Units range from modern industrial premises at Brock Lane to units created by subdividing ageing factory complexes. Development has been bespoke rather than speculative.

## 2.2 Availability

Databases of available premises identify three properties, all at Ferguson's Business Park. See table below. The three available properties are between 500 and 1000 sq m

| Address                                  | Size | Asking Rent |                       | Date on Market | Comments        |
|--|------|-------------|-----------------------|----------------|-----------------|
|  |      | sq m        | £ / sq m    £ / sq ft |                |                 |
| Unit 1 Ferguson BP, West Sleekburn       | 648  | £21.64      | £2.01                 | 02/01/2014     | Industrial unit |
| Unit 2, Ferguson BP, West Sleekburn      | 649  | £21.42      | £1.99                 | 02/01/2014     | Industrial unit |
| Warehouse 2, Ferguson BP, West Sleekburn | 850  | £24.11      | £2.24                 |                | Warehouse       |

## 2.3 Demand

The table below compares the size of available units against the stock as a whole. We would expect the availability of smaller units to be under-reported on national property databases.



|                      | Unit Size (sq m) |          |           |           |            |             |             |          | TOTAL    |
|----------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|----------|----------|
|                      | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |          |
| Stock of Industrial  | 9                | 9        | 15        | 8         | 9          | 3           | 2           | 2        | 57       |
| Available Industrial | 0                | 0        | 0         | 0         | 3          | 0           | 0           | 0        | 3        |
| Vacancy Rate %       | <b>0</b>         | <b>0</b> | <b>0</b>  | <b>0</b>  | <b>33</b>  | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>5</b> |

This analysis indicates that overall the industrial market in the West Sleekburn / Cambois area has a vacancy rate of 5% which would suggest that the market is broadly in equilibrium. However vacancies are all amongst units of 500-1,000 sq m where the vacancy rate is 33%. The subdivision of the former Arizona Chemicals factory has added to the stock of second-hand units in this location and whilst there is an oversupply of units in one particular size band, there are apparently no vacant units amongst any other size bands. Demolition of older properties and subdivision of other industrial premises has largely helped the supply to match the modest demand for affordable workspace.

Arch regards the Cambois area and North Harbour as an important focus for investment by sectors such as oil & gas, offshore renewables and power generation. Oil and gas investment is cyclical, and recent falls in oil prices have created uncertainty and some industry contraction, including one company closing its Blyth office. Short term growth in this sector seems unlikely as companies remain cautious of the stability of oil prices, but these can be expected to rebound over the plan period and investment with it. Indeed prices have already started to recover from the lows of early 2015.

The offshore renewables sector is being targeted by ports along the east coast of England and there are concerns that there may be insufficient demand to go around; but as Arch notes, growth in this sector was delayed until the level of government subsidy was clarified and importantly North Sea sites remain undeveloped. On the former Power Station site which has EZ status, Arch has received 4 or 5 serious enquiries for manufacturing of turbine components such as concrete foundation casts, though not for turbine assembly; these enquiries are still live. There have also been enquiries from other heavy industrial operations and the site search for some of these operators is ongoing. These businesses are attracted by the combination of large scale sites and port access, such opportunities are in relatively short supply on the east coast. NECC considers that the best prospects for smaller ports such as Blyth may lie in the servicing and maintenance of offshore wind farms; these businesses will require smaller sites and premises than those needed for the manufacture and assembly of wind turbines. Arch notes that whilst NAREC's testing facilities at Blyth are used as a selling point for the town and such facilities are



not offered by other east coast ports, there is little evidence that it is a major draw for businesses in the renewables sector to locate in the town.

RWE have indicated through their Core Strategy response that they do still intend to build a clean coal power station on their land in the long term, but that they would support the use of other parts of the site for employment use provided that key parts are protected to enable their long term plans (access to dock etc). RWE recently bought from Alcan the operational Lynemouth power station, 4 miles to the north; it is not known how this might impact upon long term plans for a new power station at Cambois.

The National Grid have consent to develop a North Sea Interconnector base station on the LDO land with Enterprise Zone status at East Sleekburn. The interconnector is an undersea electric cable that enables Norwegian hydroelectric power to be fed into the UK grid. The location has been selected because of the relatively narrow distance between Norway and the UK at this point and grid connections available at the adjoining substation. The former will be unique to this requirement but other power generation uses in this area cannot be ruled out.

Eight transactions have been reported since June 2011; this equates to around two per annum. None were reported between 2001 and 2010. See table below. These transactions have been of small industrial units within converted factory complexes, not the large scale investment that the strategic site allocation of Cambois was targeting.

| Address                       | Size<br>(sq m) | Trans-<br>action | Date       | Days on<br>Market | Analysis |
|-------------------------------|----------------|------------------|------------|-------------------|----------|
| Unit 5, Fergusons BP          | 761            | Letting          | 13/6/2014  | 497               | NK       |
| Unit 9, Fergusons BP          | 643            | Letting          | 2/8/2012   | 194               | NK       |
| Unit 5, Fergusons BP          | 802            | Letting          | 23/1/2012  | 159               | £2.00    |
| Unit 12, Fergusons BP West    | 228            | Letting          | 1/11/2013  | 435               | NK       |
| Unit 1, Fergusons BP West     | 886            | Letting          | 1/11/2013  | 493               | NK       |
| Unit 7b, Sleekburn Bus Centre | 102            | Letting          | 22/6/2011  |                   | £4.15    |
| Unit 5, Sleekburn Bus Centre  | 799            | Letting          | 19/12/2011 | NK                | £2.09    |
| Unit 8, West Sleekburn IE     |                | Sale             | 23/5/2013  |                   |          |

Two businesses in the Cambois / Sleekburn area responded to the survey, both were local companies operating from just this location. Of these, one planned to take alternative or additional premises in the next two years. This was a civil engineering business employing 26 that requires a 1,000 – 2,000 sq m factory with 6-9 m eaves. The business would like to remain within the Bedlington area. Both companies regarded the cost of premises, broadband connectivity and mobile coverage as major obstacles to the expansion of their businesses.



The length of time that buildings have been on the market has ranged from around 5 to 16 months which is to be expected of property in a secondary location in the market conditions that have prevailed over the past few years and suggests steady demand.

The market for these premises is predominantly local businesses requiring low cost accommodation with external storage.

## **2.4 Rents, Yields & Viability**

Rents at Fergusons Business Park and Sleekburn Business Centre are around £2 to £2.25 per sq ft. with small units achieving rents of up to £4.15. Analysis of the VOA rental tone produces a similar range of figures.

The majority of industrial occupiers in this area are local businesses operating from a single unit. To investors local companies generally provide poor covenant strength and this will be reflected in higher yields.

Speculative development has never taken place in this area. The Cambois ZEO was reserved for requirements that could not be accommodated on other industrial estates and as a result all recent development has been to meet specific requirements. Land at Brock Lane is being marketed as Blyth 189 Distribution Park, where the owners will design and build new premises to occupiers requirements. A large part of the CZEO to the east of the Spine Road is held for future power station development and the bespoke Norway Interconnector will use some of the land to the north of East Sleekburn which is covered by an LDO.

Having regard to the level of rents and yields there is little prospect of viable speculative development of employment premises in this location. Bespoke development will be concentrated on greenfield or remediated sites that are close to junctions with the A189 Spine Road. The abnormal cost of building on brownfield sites is likely to deter their development. Arch has invested in site preparation but there remains a perception amongst agents that further investment would be required to overcome market perceptions of the site and stimulate occupier interest. For some businesses in the offshore and renewables sector there will be requirements for extensive areas of hardstanding, such requirements may suit the former power station coal stockyards.



### 3. OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 25 office hereditaments within the Sleekburn / Cambois area, with handfults at Ferguson Business Park West, Sleekburn Business Centre and Earth Balance and the remainder scattered across Choppington, Guide Post and Cambois. This represents 1.7% of the County's office premises, and 1.4% of the total floorspace, indicating the limited importance of this area as an office location. Some 88% of office hereditaments are less than 250 sq m (2,700 sq ft). The largest at 590 sq m is the Earth Balance office at Bomarsund. There is no modern purpose-built office stock within the area.

| Estate        | Ref | Units (sq m) |          |           |           |            |             |             |          | TOTAL     |
|---------------|-----|--------------|----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|               |     | < 50         | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |           |
| Cambois ZEO   | F07 | 6            | 0        | 3         | 0         | 0          | 0           | 0           | 0        | 9         |
| Earth Balance | F21 | 1            | 0        | 1         | 0         | 1          | 0           | 0           | 0        | 3         |
| Other         |     | 2            | 5        | 4         | 2         | 0          | 0           | 0           | 0        | 13        |
| <b>TOTAL</b>  |     | <b>9</b>     | <b>5</b> | <b>8</b>  | <b>2</b>  | <b>1</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>25</b> |

#### 3.2 Availability

Databases of available premises identify one office unit on the market in the area. This is a second-hand unit that formed part of an industrial complex that has now been subdivided.

| Building | Address      | Size (sq m) | Asking Rent / Price | Date on Market | Comments  |
|----------|--------------|-------------|---------------------|----------------|-----------|
| Unit 1,  | Fergusons BP | 193         | £8,000              | Mar 2014       | £3.86 psf |

#### 3.3 Demand

This single available unit comprises 4% of the office stock. Having regard to the small sample size this vacancy rate is an unreliable indicator of the health of the market, but it does suggest that there is demand for low cost office premises in this location.

Three transactions have been reported since January 2012. Two of these lettings were achieved after around 15 months of marketing, which suggests that despite the low vacancy rate there is no competition for space. Offices in the Cambois / Sleekburn area will compete with town centre offices elsewhere in South East Northumberland and will have to remain competitively priced.





| Address                    | Size<br>(sq m) | Transaction      | Days on<br>Market | Analysis              |
|----------------------------|----------------|------------------|-------------------|-----------------------|
| Unit 5 Fergusons BP        | 802            | Letting Jan 2012 |                   | £2.00 psf             |
| Unit 6 Fergusons BP West   | 77             | Letting Dec 2013 | 468               | Asking rent £4.20 psf |
| Unit 4-5 Fergusons BP West | 614            | Letting Nov 2013 | 435               | Asking rent £3.50 psf |

### 3.4 Rents, Yields & Viability

Asking rents and achieved rents of £2 - £4 per sq ft broadly correspond with the tone of value used by the VOA. These low rents are indicative of the poor specification of office premises in this area.

Occupiers are typically small local businesses that do not require a town centre presence and would prefer affordable rather than high specification space. By investors they will be regarded as providing low covenant strength and such multi-let industrial / office premises are high yielding investments with values that do not come near to the values needed to allow the development of new premises.

Speculative office development in this part of the County has never been viable without substantial gap funding and occupiers are not prepared to pay the rents required to ensure viable development.

## 4. EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in this area. We have used the 2013/14 Employment Sites Schedule prepared by Northumberland County Council as a guide but within the CZEO we have had regard to sites that have been cleared, expansion land that has been identified as surplus to owners requirements, expansion land owned by developers and the land identified for development in Local Development Orders.

| Estate                           | Estate<br>Ref | Total Area (ha) | Available Area (ha) |
|----------------------------------|---------------|-----------------|---------------------|
| Cambois ZEO                      | F07           | 298.1           | 147.8               |
| Blyth – Harbour North            | F08           | 23.5            | 0.00                |
| Cambois – West Sleekburn Ind Est | F18           | 20.63           | 2.13                |
| West Sleekburn – Earth Balance   | F21           | 0.94            | 0.00                |
| <b>Total</b>                     |               | <b>343.17</b>   | <b>149.9</b>        |



## 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999, see table below. Extensions to buildings are excluded. Take-up of employment land over this 16 year period has totalled 17.51 ha, however this figure includes take-up for a waste transfer station. Disregarding this non-employment uses, take-up reduces to 10.60 ha.

| Estate                       | Site Ref | Building Area (sq m) | Land Area (ha) | Comments                     |
|------------------------------|----------|----------------------|----------------|------------------------------|
| Cambois ZEO                  | F07/15   | 13,140               | 10.50          | Industrial                   |
| Cambois – West Sleekburn I E | F18/8    | 9,169                | 6.91           | Waste Transfer Station (s g) |
|                              | F18/2    | 76                   | 0.10           | Industrial                   |
| <b>Total</b>                 |          | <b>22,385</b>        | <b>17.51</b>   |                              |

National Grid's proposed Norway Interconnector at East Sleekburn would take 17.7 ha of land at CZEO and up to 10.9 ha more could be sterilised for development by underground cabling. This would leave the western part of the LDO land available for development.

## 4.3 Implied Supply

In the 16 year period since 1999, 10.60 hectares have been taken-up for employment purposes in the Cambois / Sleekburn area. This equates to 0.66 ha per annum. The Norway Interconnector could increase this to 1.77 ha per annum whilst reducing available land to 132.2 ha. On this basis available employment land would be sufficient for about 74 years. However, it should be noted that the types of new industrial sectors that may locate in this area are generally land hungry, and as such the future land demand/supply relationship may not necessarily be best represented by past rates of development.

## 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network



| Estate                                   | Site Ref | Area (ha)    | IA / RP | BF / GF | < 2 km from SHN |
|--|----------|--------------|---------|---------|-----------------|
| Cambois ZEO                              | F07/1    | 10.21        | RP      | BF      | N               |
|  | F07/1A   | 26.53        | RP      | GF      | Y               |
|  | F07/5    | 7.13         | RP      | BF      | N               |
|  | F07/6    | 1.55         | RP      | BF      | N               |
|  | F07/7    | 10.88        | RP      | GF      | Y               |
|  | F07/9A   | 7.93         | RP      | BF      | Y               |
|  | F07/9B   | 0.47         | IA      | BF      | Y               |
|  | F07/10A  | 2.39         | IA      | GF      | Y               |
|  | F07/13   | 2.53         | IA      | BF      | N               |
|  | F07/15A  | 8.59         | RP      | GF      | Y               |
|  | F07/15B  | 6.93         | RP      | GF      | Y               |
|  | F07/18   | 21.47        | RP      | BF      | Y               |
|  | F07/18   | 4.46         | IA      | BF      | Y               |
| East Sleekburn (not currently allocated) |          | 36.75        | RP      | GF      | Y               |
| Cambois – West Sleekburn Ind Est         | F18/A    | 2.13         | IA      | BF      | N               |
| <b>Total</b>                             |          | <b>149.9</b> |         |         |                 |

These key indicators demonstrate that demand and abnormal costs of development vary widely between sites. Having regard to the extensive provision within this area, there may well be scope for deallocating some sites within the CZEO which score poorly against these indicators.

## 5. CONCLUSION

### 5.1 SWOT Analysis

| Strengths   | Weaknesses   |
|---|--|
| <ul style="list-style-type: none"> <li>• Large plot sizes</li> <li>• Some riverside sites with quays</li> <li>• Enterprise Zone status for southern part of site</li> <li>• Local Development Orders for some sites</li> <li>• Quick access to strategic road network</li> <li>• Freight rail line services some sites</li> <li>• Availability of grid connections</li> <li>• Removed from housing areas</li> </ul> | <ul style="list-style-type: none"> <li>• Largely brownfield site</li> <li>• Utility provision to former coal stock yards may be limited.</li> <li>• Road network at Cambois largely limited to perimeter, poor local road access in parts</li> <li>• Much available land requires remediation and/or decontamination</li> <li>• Limited public transport</li> <li>• Low skilled local workforce</li> </ul> |



| Opportunities  | Threats   |
|--|---|
| <ul style="list-style-type: none"> <li>• Longer term growth in offshore and subsea sectors</li> <li>• Longer term potential for power station</li> <li>• Accommodate manufacturers requiring large sites away from residential areas.</li> <li>• Provide manufacturing and servicing for proposed North Sea wind farms.</li> <li>• Power generation</li> </ul> | <ul style="list-style-type: none"> <li>• Growth in this part of the County has proved elusive over past decades.</li> <li>• Falling oil prices impacting on energy sectors</li> <li>• Intense Competition for offshore renewables sector - some investment demand already gone elsewhere</li> </ul> |

The CZEO is regarded as a strategic site. It was initially reserved for large users that could not be accommodated on other industrial estates within the former Wansbeck District, and is now being marketed to specific sectors that are identified as having future growth potential. These are the low carbon, renewable energy, offshore, sub-sea and energy generation sectors. The scale of sites, their separation from residential areas and their proximity to the Port of Blyth and Narec are important attributes. So too are the LDO and Enterprise Zone status of sites at the southern end of the area.

Past take-up has been largely offset by the clearance of redundant premises, such as the Power Station, Vald Birn and 4 Rivers Bio Diesel. This has impacted on market perception of Cambois which is regarded as being of poor environmental quality, lacking infrastructure and having poor public transport connections. The ELR proposed the de-allocation of peripheral areas in the north-east and north-west corners of the site, the reservation of land for a new Power Station in the centre of the site and the allocation of 35.6 ha at East Sleekburn to be reserved for renewables, not forming part of the general employment land supply.

The emerging Local Plan amends the boundary of the strategic site and renames it as the Blyth Estuary Strategic Employment Area (BESEA). The overall size of this strategic site has been substantially increased. The clean coal fired power station proposed by RWE n-power has been shelved for at least a decade; the company continues to own the land though it would lease sites in the interim so long as proposals do not impact on and the future development of a power station.

For manufacturing in the renewable energy and offshore sectors, Cambois offers large areas of hardstanding with access to a port and well removed from housing and other incompatible uses. It also has NAREC close by. For the power generation sector there is an established grid connection. These are important attributes. Demand will be strongest for those areas closest to the Blyth Estuary, Port and A189 junction. Overall, nearly half of the County's available employment land is within the Blyth Estuary Strategic Employment Area. The case for retaining all the land for employment is weak and the proposal in the ELR to reduce the provision of employment land in this location is sensible. Allocating land specifically for RWE n-power's long



term plans to develop a clean coal power station should be considered as this clearly distinguishes which land is being promoted for employment use. That said, Enterprise Zone status, the recent promotional activities of Arch and the widening of appropriate uses, are giving this area increased market exposure; but it is too early to understand if they will be effective given the market constraints. As noted, the types of activities being promoted are land hungry and if investment is attracted to the area take-up rates could increase substantially.



## ELLINGTON, WIDDRINGTON AND OTHER VILLAGES



### 1. INTRODUCTION

#### 1.1 The Area

Within the countryside to the north of Ashington are various former colliery villages. Closest to Ashington are Ellington, Linton and Lynemouth; further north Widdrington and Widdrington Station are situated close to operational open cast mines. This part of the County has relatively high levels of deprivation.

The principal north-south route through this area is the single carriageway A1068 which links Ashington and Amble. This road runs parallel to the A1 and between Morpeth and Alnwick there are only minor roads connecting the two. Between these two roads is the East Coast Main Line railway; there is a station at Widdrington Station but passenger services to Newcastle are limited to two per day.



The local economy has been undermined by the closure of coal mines, and whilst open casting continues, levels of employment are much reduced, and small employment sites have grown out of former colliery sites. At Lynemouth, Alcan ceased production at its aluminium smelter in March 2012; the site has been sold to Harworth Estates. The adjoining coal-fired power station has been sold to RWE npower.

## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in this area. These employment areas are the sites of former industry and generally the boundaries have been determined by the extent of the now abandoned operations.

| Estate                      | Ref |
|-----------------------------|-----|
| Linton – Linton Lane        | D15 |
| Ellington – Former Colliery | D20 |
| Lynemouth – Alcan           | F09 |

Our analysis of VOA data identifies some dispersed employment premises elsewhere in this area. At Main Street, Widdrington Station is a cluster of car workshops and storage buildings.

The table below summarises the views of the one respondent to the business survey situated in this area. Whilst the views of one respondent may not be representative of all businesses, the area is not rated highly in any respect; at best it is satisfactory and at worst poor.

| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               |           |      | 1            |      |           |
| The area surrounding your premises                         |           |      | 1            |      |           |
| The quality of life  |           |      | 1            |      |           |
| Availability of housing for employees                      |           |      |              | 1    |           |
| Quality of local road network                              |           |      |              | 1    |           |
| Public transport accessibility                             |           |      |              | 1    |           |
| Skills & qualifications of the available labour supply     |           |      |              | 1    |           |
| Access to your customers                                   |           |      |              | 1    |           |
| Access to supply chains                                    |           |      | 1            |      |           |
| Access to ports / airports                                 |           |      | 1            |      |           |
| Quality of IT infrastructure (broadband / mobile coverage) |           |      | 1            |      |           |





|                                     |  |  |  |   |  |
|-------------------------------------|--|--|--|---|--|
| Quality of utilities infrastructure |  |  |  | 1 |  |
|-------------------------------------|--|--|--|---|--|

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses three existing employment areas, which are rated as “Average”.

| Estate                      | Ref | Role of Site                                      | Quality |
|-----------------------------|-----|---|---------|
| Linton – Linton Lane        | D15 | General B Class employment serving a local market | Average |
| Ellington – Former Colliery | D20 | Office starter units                              | Average |
| Lynemouth – Alcan           | F09 | Specialised B2 industrial                         | Average |

The colliery site at Linton is now predominantly used for general industry and storage uses including a large scrap yard, the southernmost section of the site has been redeveloped by Bellway as housing. The ELR proposes the sites de-allocation.

The former Ellington Colliery is predominantly vacant. The former colliery offices were refurbished by Harworth Estates in 2009 to provide small office suites at affordable rents; a housing-led mixed-use scheme is proposed for the remainder of the site. The ELR proposes that the site boundary is amended to reflect the reduced employment component. This would reduce available employment land from 20.5 ha to 1ha.

Harworth Estates are also proposing mixed-use development at the former Lynemouth Colliery, to include housing and employment space. The ELR proposed that the employment component be reduced.

When the ELR was published, the Lynemouth aluminium smelter was operational and as such its retention for employment use was not in question. Its subsequent closure has added substantially to available industrial floorspace in this area, albeit much is in specialised buildings which do not lend themselves to accommodate general industrial operations. And though lettings have been secured on small parts of the complex, there may be scope for reducing the overall size of the site.

Given the weak market demand and the proximity of substantial amounts of available land within the South East Northumberland economic market area, the ELR did not consider it necessary to provide any new allocations in this area.





## 1.4 Findings of Workshop for Agents and Developers

There are substantial amounts of employment land within south east Northumberland. The main towns all have extensive industrial areas and at Ashington there is no shortage of available land with good access to the Spine Road.

In villages such as Ellington, Linton and Lynemouth the sites of former collieries have typically been retained as employment sites without much consideration as to whether the scale of allocation is appropriate to meet future market demand.

The closure of the Alcan smelter at Lynemouth has released land with road and rail access and on-site utilities. Some buildings here may be retained. The site is remote from other uses and would thus be suitable for waste and other bad neighbour industries. The offer at Lynemouth is similar to that at Cambois.

## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 20 industrial hereditaments within this area comprising 7,525 sq m. This represents 0.7% of the County's industrial premises, and 0.4% of the total floorspace, indicating the relatively small size of units and limited importance of the industrial market in this part of the County. Premises are generally of a low specification commensurate with their age. There are no formal industrial estates in the area in contrast with provision at Ashington to the south.

| Estate                           | Ref | Units    |          |           |           |            |             |             |          | TOTAL     |
|----------------------------------|-----|----------|----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                                  |     | < 50     | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |           |
| Linton – Linton Lane             | D15 | 2        | 0        | 5         | 0         | 0          | 1           | 0           | 0        | 8         |
| Lynemouth – Alcan                | F09 | 0        | 0        | 0         | 0         | 0          | 2           | 0           | 0        | 2         |
| Main Street, Widdrington Station |     | 4        | 0        | 1         | 0         | 0          | 0           | 0           | 0        | 5         |
| Elsewhere in area                |     | 1        | 1        | 1         | 0         | 2          | 0           | 0           | 0        | 5         |
| <b>TOTAL</b>                     |     | <b>7</b> | <b>1</b> | <b>7</b>  | <b>0</b>  | <b>2</b>   | <b>3</b>    | <b>0</b>    | <b>0</b> | <b>20</b> |

Some 75% of units are less than 250 sq m. But at Lynemouth there are two units, each of circa 1,750 sq m. that have been created out of the 105,000 sq m decommissioned smelter. The remaining space is not included in the VOA data.



## **2.2 Availability**

Neither the Employment Sites Schedule nor databases of available premises identify any vacant industrial units; but given the local nature of markets and the small unit sizes, available units are likely to be under-recorded. Moreover around 100,000 sq m of floorspace is now available at the former smelter. If available floorspace were measured against stock, the vacancy rate would be substantial and indicative of massive oversupply. However it should be noted that the vast majority of floorspace at the Alcan site is in specialised buildings which although vacant are unlikely to be suitable for use for general industrial operations.

## **2.3 Demand**

To understand the level of activity in the area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been no reported transactions in this area, but it is clear that two tenants have each taken around 1,750 sq m at the smelter.

One business in Linton responded to the survey, this was a plant hire, haulage and recycling business employing around 140 people that is operating from a freehold site. The business regards its existing building and site as satisfactory but local infrastructure as poor. The business expects to take alternative or additional premises in the next 3-5 years in or around Cramlington and requires a compound, workshop and offices of 2,000 – 5,000 sq m.

This business cited major obstacles to business expansion as finding premises of suitable size and specification, cost of premises, lack of development land, cost of development, access to grant assistance and planning policies. This local company is increasingly bidding for contracts outside the region because of restricted opportunities more locally.

Demand for premises is from local companies typically requiring low cost premises and freehold sites. Amongst the occupied stock is a high proportion of vehicle workshops and garages serving local communities. However there is also demand for large, bespoke needs as demonstrated by the types of enquiries Arch has received for the Alcan site.

Arch advises that the former aluminium smelter at Lynemouth has attracted enquiries from businesses interested in occupying parts of the complex. The owner Harworth Estates is preparing a masterplan for the site and is proposing to demolish the two large pot buildings. Parts of the former castings building have been leased to a bathroom manufacturer and concrete casting business. A manufacturer of chemicals has expressed interest in the undeveloped part of the site and Arch considers that the former buffer land around the complex should be retained to accommodate bespoke requirements. The site has existing utilities infrastructure and road



access, both of which gives it advantages over greenfield sites. It also has direct heavy rail access connecting the site to the Port of Blyth, which is an important asset.

## **2.4 Rents, Yields & Viability**

The VOA rental tone ranges from around £1.20 to £3.50 psf. These low rents reflect the quality and age of much of the stock, but also local businesses' ability to pay. These employment areas are largely overshadowed by the larger, modern planned estates of Ashington and Cramlington. Occupiers are typically local businesses operating from a single unit, and requiring affordable premises. They are unlikely to be willing to pay the rents required for new speculative development to be viable. To investors these local businesses provide poor covenant strength which will be reflected in high yields.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings, or bespoke development to meet specific requirements. With plenty of available employment land and premises in adjoining areas where demand and viability are stronger there is little rationale for the market to provide new speculatively built premises here, although Harworth Estates is proposing some. It seems that demand will have to come from specialist requirements needing land for a build to occupy development; such opportunities are limited and intensely competed for.

There has been no development of industrial premises in this area for many decades. To the north at Hadston and Amble there has been public sector provision of small workshops similarly to the south at Ashington there has been public sector development. There is little if any justification for provision in this area where demand is more limited.

## **3 OFFICE PREMISES**

### **3.1 Stock**

The VOA identifies 22 office hereditaments within this area comprising 871 sq m. This represents 1.5% of the County's office premises, and 0.4% of the total floorspace, indicating the small size of units and the limited office market in this part of the County. The majority of these offices are within two schemes: Ellington Business Centre which provides 9 office suites within the refurbished colliery offices and Astec Aquaculture Centre at Lynemouth a specialist aquaculture business centre providing laboratory space. The former opened in 2009 the latter in 2011. Both provide small office suites of reasonable specification. Some 77% of offices in this area are less than 50 sq m (538 sq ft).



| Estate                      | Ref | Units     |          |           |           |            |             |             |          | TOTAL     |
|-----------------------------|-----|-----------|----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                             |     | < 50      | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |           |
| Ellington – Former Colliery | D20 | 6         | 2        | 1         | 0         | 0          | 0           | 0           | 0        | 9         |
| Lynemouth – Alcan           | F09 | 8         | 1        | 0         | 0         | 0          | 0           | 0           | 0        | 9         |
| Elsewhere                   |     | 3         | 0        | 1         | 0         | 0          | 0           | 0           | 0        | 4         |
| <b>TOTAL</b>                |     | <b>17</b> | <b>3</b> | <b>2</b>  | <b>0</b>  | <b>0</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>22</b> |

### 3.2 Availability

Neither the Employment Sites Schedule nor databases of available premises identify any vacant office units; but given the local nature of markets and the small unit sizes, available units will tend to be under-recorded. The Schedule does not identify individual tenants at either Ellington or Astec.

### 3.3 Demand

To understand the level of activity in the area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been no reported transactions in this area.

Following the refurbishment of the colliery offices at Ellington take-up of space was promising with 6 of the suites taken within a year of completion. Rents were set below levels being quoted for managed office space at Lintonville and Wansbeck Business Centre in Ashington and local business were successfully attracted. This demonstrates that affordability is an important factor in this local market. The success of the Astec Aquaculture Centre is not known, but as a sector specific laboratory facility it will need to attract regional or national businesses; local demand will be extremely thin.

### 3.4 Rents, Yields & Viability

The VOA rental tone is £7 psf at Astec but only £4.20 - £4.50 psf elsewhere. These low rents reflect the quality and age of much of the stock, but also local businesses’ ability to pay. The market for small offices in this area competes with Ashington, just two miles from Lynemouth and Ellington where the public sector has developed serviced office schemes some of which provide business support services.



Occupiers are typically local businesses operating from a single unit, and requiring affordable premises. They are unwilling to pay the rents required for new speculative development to be viable. To investors these local businesses provide poor covenant strength which will be reflected in high yields.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings, or bespoke development to meet specific requirements. With plenty of available employment land and premises in adjoining areas where demand and viability are stronger there is little rationale for the market to provide new premises here. As demonstrated by the Ellington scheme the refurbishment of existing buildings can meet local needs at a fraction of the cost of new development.

## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in the area as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014). The Schedule does not reflect the decommissioning of the aluminium smelter, where land around the complex will be available for occupation.

| Estate                      | Estate Ref | Total Area (ha) | Available Area (ha) |
|-----------------------------|------------|-----------------|---------------------|
| Linton – Linton Lane        | D15        | 3.71            | 0                   |
| Ellington – Former Colliery | D20        | 20.34           | 19.39               |
| Lynemouth – Alcan           | F09        | 67.08           | 0                   |
| <b>Total</b>                |            | <b>91.13</b>    | <b>19.39</b>        |

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the area since 1999, see table below. Extensions to buildings are excluded. Take-up of employment land over this 16 year period has totalled 3.35 ha, however this figure includes take-up for housing. Disregarding this non-employment uses, take-up reduces to 1.98 ha.



| Estate               | Site Ref | Building Area (sq m) | Land Area (ha) | Comments                     |
|----------------------|----------|----------------------|----------------|------------------------------|
| Lynemouth – Alcan    | F09/03   | 740                  | 1.98           | Aquaculture centre and ponds |
| Linton – Linton Lane | D15      | -                    | 1.37           | Housing                      |
| <b>Total</b>         |          | <b>740</b>           | <b>3.35</b>    |                              |

#### 4.3 Implied Supply

In the 16 year period since 1999, 1.98 hectares have been taken-up for employment purposes. This equates to 0.12 ha per annum. On this basis the 19.39 hectares of available employment land would be sufficient for over 100 years.

#### 4.4 Qualitative Assessment

In the following table the available plot is assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| Estate                      | Site Ref | Area (ha)    | IA / RP | BF / GF | < 2 km from SHN |
|-----------------------------|----------|--------------|---------|---------|-----------------|
| Ellington – Former Colliery | D20      | 19.39        | RP      | BF      | N               |
| <b>Total</b>                |          | <b>19.39</b> |         |         |                 |

The available land at Ellington is a cleared brownfield site that would require new infrastructure provision. It is situated more than 2km from the dualled section of the A189 Spine Road. Against these key indicators, the site ranks poorly against available land at Ashington where serviced greenfield plots are available in close proximity to the Spine Road. As such its potential to generate employment is very limited. The amount of available land will also increase when further buildings are demolished at the former Alcan site. The wider site has greenfield expansion areas and as suggested the site benefits from existing on site infrastructure which would reduce development costs, although demolition costs will be considerable.



## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths  | Weaknesses  |
|--|---|
| <ul style="list-style-type: none"> <li>Decommissioning of smelter has released large amount of premises and land for occupation by other businesses.</li> <li>Low cost premises and sites</li> </ul>   | <ul style="list-style-type: none"> <li>Rated poor to satisfactory as business location</li> <li>Poor strategic highway connections</li> <li>High volumes of land and premises available at Ashington to the south which has established critical mass.</li> </ul> |
| Opportunities  | Threats   |
| <ul style="list-style-type: none"> <li>Road connections to A1 will improve with construction of Morpeth Northern Bypass.</li> <li>Former Alcan buffer land provides greenfield site</li> <li>PDL element of Alcan has existing onsite infrastructure.</li> </ul> | <ul style="list-style-type: none"> <li>Lynemouth and Cambois / Sleekburn areas competing for similar sectors – bad neighbour uses that need to be distant from housing areas.</li> </ul>  |

The ELR proposes that the site boundary of Ellington – Former Colliery is amended to reflect the reduced employment component indicated in the masterplan for the mixed-use redevelopment of the site. This would effectively reduce the employment component to 1 ha within a 20 ha development site. The ELR also proposes that the employment component of the mixed-use scheme for the former Lynemouth Colliery site (which is not identified in either the ELR or Employment Sites Schedule) is also reduced. Having regard to the scale of employment land allocations elsewhere in South East Northumberland and the low demand in this area, the case for providing any further employment land in these locations is weak. However modest amounts of new local employment premises serving expanding settlements, the costs of construction of which can be cross-subsidised by housing development, are appropriate if provided on a small scale.

The ELR proposes the de-allocation of Linton. Here housing has been developed on the southern part of the site and the centre of the site has outline consent for further residential. These precedents will make it difficult to resist further applications, and we consider that de-allocation is appropriate.

The decommissioning of the Lynemouth smelter has released a large site with substantial industrial floorspace onto the market. The scale and specialist nature of the complex is such that it seems unlikely that the floorspace could be fully occupied again and it would be reasonable to expect parts of the complex to be demolished to reduce maintenance and repair liabilities, effectively increasing the supply of available employment land. We recommend that the Council monitors this situation but in the short term, now that the smelter and power station are in separate ownerships, consideration should be given to splitting this employment site and



amending the boundary to more closely circumscribe the built areas. Whilst the former buffer land provides a large greenfield site with heavy rail access, there is little to distinguish this land from other large greenfield sites at Cambois and Ashington.





## NEWBIGGIN BY THE SEA



## 1. INTRODUCTION

### 1.1 The Town

Newbiggin by the Sea is a small coastal town in South East Northumberland with a population of around 6,000. The town is approximately 2 miles east of Ashington, 4 miles north of Blyth and 10.5 miles south of Amble.

Newbiggin is separated from Ashington by the A189 Spine Road, a dual carriageway that links Ashington, Blyth and Cramlington to the A19. The town centre is linked to the Spine Road by the B1334 to the south and the A197 Woodhorn Road to the north. The town has a number of small occupiers including shops and pubs which serve the local community.



## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following site in Newbiggin. This site beside the Sports and Community Centre comprises an area of hardstanding but no buildings.

| Estate                               | Ref |
|--------------------------------------|-----|
| Newbiggin by the Sea - Woodhorn Road | F20 |

From Valuation Office Agency (VOA) data we note that there are workshops to the rear of Front Street, offices on Front Street and various other employment premises elsewhere in the town.

Only one business from Newbiggin responded to the survey, but questions asking respondents to rate attributes of this business location were left unanswered.

## 1.3 Findings of the Employment Land Review 2011

The ELR assesses just one employment area within Newbiggin. Woodhorn Road is described as a vacant site intended for local business uses and is rated as “Average” quality. This previously developed site located between housing and a sports centre, has been marketed with minimal commercial interest for some time. Although the site is located within 2km of the A189 and is close to Newbiggin for labour and services it requires traffic to pass through residential areas and also potentially through the centre of Newbiggin and the ELR recommends that this site would be suitable for de-allocation.

| Estate                               | Ref | Role of Site                                 | Quality |
|--------------------------------------|-----|--|---------|
| Newbiggin by the Sea - Woodhorn Road | F20 | Vacant site intended for local business uses | Average |

## 1.4 Findings of Workshop for Agents and Developers

Agents observe that there are substantial amounts of employment land within south east Northumberland. The main towns all have extensive industrial areas and at Ashington there is no shortage of available land with good access to the Spine Road. Former pit villages to the north of Ashington such as Ellington, Linton and Lynemouth have typically seen the sites of former collieries retained as employment sites without much consideration as to whether the scale of allocation is appropriate to meet future market demand. In contrast, Newbiggin does not have an industrial area but given the number of employment sites nearby, nor does it need one.

A mile to the north-west of Newbiggin is the Alcan aluminium smelter at Lynemouth, its closure has released more employment land to the market. This site offers road and rail access and has



established on-site utilities. Some buildings here may be retained and as the site is remote from sensitive uses it would be suitable for waste and other bad neighbour industries.

## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 13 industrial hereditaments within the NE64 postcode area. This represents 0.5% of the County's industrial premises, and 0.1% of the total floorspace, indicating the small size of units and the very limited role that Newbiggin plays in the economy of the County. These premises comprise vehicle repair workshops and various stores within the town.

| Estate                                 | Ref | Industrial Hereditaments |          |           |           |            |             |             |        |           |
|--|-----|--------------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-----------|
|  |     | < 50                     | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 | TOTAL     |
| Newbiggin by the Sea-<br>Woodhorn Road | F20 | 0                        | 0        | 0         | 0         | 0          | 0           | 0           | 0      | 0         |
| Elsewhere                              |     | 4                        | 3        | 4         | 2         | 0          | 0           | 0           | 0      | 13        |
| <b>Total</b>                           |     | 4                        | 3        | 4         | 2         | 0          | 0           | 0           | 0      | <b>13</b> |

### 2.2 Availability

Databases of available premises identify no available units in the area. This is supported by the Council's 2013/14 Employment Sites Schedule.

### 2.3 Demand

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 3 reported transactions in Newbiggin by the Sea. All of which were auction sales with limited available details.

| Address              | Size<br>(sq m) | Trans-<br>action | Date       | Days on<br>Market | Analysis |
|----------------------|----------------|------------------|------------|-------------------|----------|
| 2 Locarno Court      | N/K            | Sale             | 26/02/2008 | N/K               | £190,000 |
| 5/5a Storey Crescent | N/K            | Sale             | 12/06/2010 | N/K               | £35,000  |
| 51/51a Front Street  | N/K            | Sale             | 06/05/2006 | N/K               | £67,500  |



One businesses in Newbiggin by the Sea responded but did not complete the survey. The business employed one person.

## 2.4 Rents, Yields & Viability

The market for industrial premises in Newbiggin is very limited and localised. Ashington dominates local provision. Occupiers are typically small local businesses operating from a single unit, and serving a local market. To investors they provide poor covenant strength and this will be reflected in high yields.

The VOA tone of value is from £1.50 to £3.50 psf. The market is for affordable premises rather than quality and the rents reflect the ability to pay of small local businesses with a restricted customer base. These rents also reflect the lower specification of premises and the absence of modern industrial units in the town.

The combination of low rents, high yields and sporadic demand substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. To maximise returns on investment such provision should be directed to locations where there is a critical mass of businesses. There is a wide choice of premises and sites in Ashington which is in easy reach and well connected to Newbiggin.

## 3 OFFICE PREMISES

### 3.1 Stock

The VOA identifies 8 office hereditaments within the NE64 postcode area. This represents 0.5% of the County's office premises and total floorspace, indicating the very limited role of Newbiggin in the County's office market. As might be expected in such a local market unit sizes are small.

| Estate                             | Ref | Units    |          |           |           |            |             |             |          |          |
|------------------------------------|-----|----------|----------|-----------|-----------|------------|-------------|-------------|----------|----------|
|                                    |     | < 50     | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL    |
| Newbiggin by the Sea-Woodhorn Road | F20 | 0        | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 0        |
| Elsewhere                          |     | 2        | 1        | 4         | 1         | 0          | 0           | 0           | 0        | 8        |
| <b>Total</b>                       |     | <b>2</b> | <b>1</b> | <b>4</b>  | <b>1</b>  | <b>0</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>8</b> |



### 3.2 Availability

Databases of available premises identify one available office property in Newbiggin by the Sea, which has been on the market since October 2013. See table below.

| Address                     | Size |       | Asking Rent | Date on Market | Comments |
|-----------------------------|------|-------|-------------|----------------|----------|
|                             | Sq m | Sq ft | £ / sq ft   |                |          |
| The Bungalow, Woodhorn Road | 113  | 1215  | N/Q         | Oct 2013       | For sale |

### 3.3 Demand

Since January 2000 three office transactions have been reported in Newbiggin by the Sea. Having regard to the local nature of the market and the small size of units, under-reporting on national databases is to be expected. With low levels of demand, marketing periods of up to two years have been required

| Address  | Size (sq m) | Trans-action | Date       | Days on Market | Analysis  |
|--|-------------|--------------|------------|----------------|-----------|
| Former Police Station, Woodlea                 | 165         | Sale         | 01/01/2014 | 761            | N/K       |
| Newbiggin Bank House Social Club, Front Street | 223         | Letting      | 20/01/2012 | 695            | £5.00 psf |
| 30 Front Street                                | 244         | Sale         | 31/01/2012 | 112            | N/K       |

In areas of such limited market activity the use of buildings will adapt to meet requirements. As such there are unlikely to be frustrated requirements. The market for employment premises is very localised and any enquiries will be word of mouth between businesses and property owners, as such they are generally below the radar of business support organisations.

### 3.4 Rents, Yields & Viability

Occupiers are typically local businesses operating from a single unit, and serving the local community. To investors they provide poor covenant strength and this will be reflected in high yields.

The VOA has applied rents of £3.35 to £4.40 psf to office hereditaments in the NE64 postcode area. This broadly corresponds with the £5 psf achieved on the letting in January 2012. The VOA applies higher rents to offices in the town centre. These rents reflect the quality and limited demand for offices in Newbiggin where the stock largely comprises suites within older buildings in the town centre.



The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. In such conditions, absent of public sector commitment to direct development, flexible planning policies which allow businesses to convert premises to office accommodation is an appropriate policy position.

## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Newbiggin by the Sea as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014).

| Estate                              | Estate Ref | Total Area (ha) | Available Area (ha) |
|-------------------------------------|------------|-----------------|---------------------|
| Newbiggin by the Sea- Woodhorn Road | F20        | 0.30            | 0.30                |
| <b>Total</b>                        |            | <b>0.30</b>     | <b>0.30</b>         |

There is just one plot identified as available, which we understand was last used for lorry parking, but which has been unused for many years.

### 4.2 Take-up of Land

The Council's Analysis of Take-Up does not record any development of employment premises on employment sites in the town since 1999. The 2013/14 Employment Sites Schedule suggests that there has been no development since 1991.

### 4.3 Qualitative Assessment

In the following table the available plot is assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| Estate                              | Site Ref | Area (ha)   | IA / RP | BF / GF | < 2 km from SHN |
|-------------------------------------|----------|-------------|---------|---------|-----------------|
| Newbiggin by the Sea- Woodhorn Road | F20      | 0.30        | IA      | BF      | N               |
| <b>Total</b>                        |          | <b>0.30</b> |         |         |                 |



Against these key indicators, the site ranks poorly against available land at Ashington where serviced greenfield plots are available in close proximity to the Spine Road. There is little prospect of a local business taking the plot to develop premises for its own use; it could be used for external storage but would require fencing and its potential to generate employment is very limited.

## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths   | Weaknesses   |
|---|--|
| <ul style="list-style-type: none"> <li>• Wide range of employment sites along the A189 Spine Road.</li> <li>• Easy access to managed workspace at Lintonville.</li> </ul> | <ul style="list-style-type: none"> <li>• Limited market demand</li> <li>• Private sector speculative development not viable</li> <li>• Low values</li> </ul>   |
| Opportunities   | Threats  |
| <ul style="list-style-type: none"> <li>• Morpeth Northern Bypass to improve road access to the A1</li> </ul>  | <ul style="list-style-type: none"> <li>• Large supply of land and premises in the wider area.</li> <li>• Substantial amounts of employment land are becoming available at the former Alcan smelter at Lynemouth</li> </ul> |

The ELR proposes de-allocating the land at Woodhorn Road. The site has been vacant and available for many years but with low levels of demand and good supplies of land and premises in the wider area there is little justification for retaining the land for employment purposes. The closure of the Alcan Aluminium Smelter, a mile to the north west of the Woodhorn Road site is releasing a substantial amount of employment land onto the market, which will exacerbate an already high supply of previously developed employment land within a three mile radius of this site. There is little justification to retain Woodhorn Road for employment purposes.





## SEATON DELAVAL / SEGHILL



### 1. INTRODUCTION

#### 1.1 The Town

Seaton Delaval and Seghill are small settlements in the south east corner of the County situated approximately 2 miles east of Cramlington and 4 miles south west of Blyth. The coast is roughly 2.5 miles to the east. Seaton Delaval has a population of approximately 4,400. Seghill a mile to the west has a population of around 3,000.

Seaton Delaval is served primarily by the A192 which runs north, and the A190 which runs east to the coast. The A19 is 1¼ miles to the west and is one of the main north-south routes serving the region. The town has a number of small occupiers including shops and pubs which serve the local community.

#### 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Seaton Delaval and the surrounding area.

| Estate                       | Ref |
|------------------------------|-----|
| Seaton Delaval - Double Row  | C12 |
| Seaton Delaval - Avenue Road | C13 |





Seghill

C15

The table below summarises the views of the one respondent to the business survey based in Seaton Delaval. Clearly this is a satisfactory business location but it has no exceptional selling points except for access to ports / airports which is rated as good.

| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               |           |      | 1            |      |           |
| The area surrounding your premises                         |           |      | 1            |      |           |
| The quality of life  |           |      | 1            |      |           |
| Availability of housing for employees                      |           |      | 1            |      |           |
| Quality of local road network                              |           |      | 1            |      |           |
| Public transport accessibility                             |           |      | 1            |      |           |
| Skills & qualifications of the available labour supply     |           |      | 1            |      |           |
| Access to your customers                                   |           |      | 1            |      |           |
| Access to supply chains                                    |           |      | 1            |      |           |
| Access to ports / airports                                 |           | 1    |              |      |           |
| Quality of IT infrastructure (broadband / mobile coverage) |           |      | 1            |      |           |
| Quality of utilities infrastructure                        |           |      | 1            |      |           |

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses three existing employment areas. Two of these: Double Row and Seghill are rated as “Average” quality. Avenue Road is rated as “Lower”.

| Estate                       | Ref | Role of Site   | Quality |
|------------------------------|-----|--|---------|
| Seaton Delaval - Double Row  | C12 | Mixed use employment area                              | Average |
| Seaton Delaval - Avenue Road | C13 | Single user specialist site                            | Lower   |
| Seghill                      | C15 | General B Class employment uses serving a local market | Average |

A varied collection of employment premises including caravan storage and car workshops front Double Row; at the eastern end is Delaval Estate, former colliery buildings that have been subdivided and let to a range of businesses



Avenue Road is in the sole use of Proctor & Gamble for manufacturing. The site is in reasonable condition and incorporates expansion land to the east of the factory. The site is constrained as part is covered by a HSE consultation zone and is adjacent to residential areas and a high school.

At Seghill former colliery buildings of poor specification condition are adjoined to the north and west by areas of land, formerly in colliery use, that have been vacant and available for many years. In 2010 a corner of the site was developed as a Vocational Centre for the adjoining Atkinson House School.

The ELR recommends that Seghill is de-allocated for employment uses, but that the other two sites are retained. It notes that demand in this area is generally limited to localised industrial uses, and given the proximity of alternative employment sites in nearby settlements it is not considered that any further allocations in this general area are necessary.

#### **1.4 Findings of Workshop for Agents and Developers**

There are substantial amounts of employment land within south east Northumberland. The main towns all have extensive industrial areas and at Cramlington there is no shortage of available land with good access to dual carriageways

In some of the villages the sites of former collieries have typically been retained as employment sites without much consideration as to whether the scale of allocation is appropriate to meet future market demand. Both the Double Row and Seghill estates provide low cost accommodation for businesses that do not require high quality premises.

Proctor & Gamble's presence in the town is through the acquisition of an established cosmetic manufacturer, rather than a direct decision to locate here, but it was recognised that they have invested in the site significantly since.

## **2. INDUSTRIAL PREMISES**

### **2.1 Stock**

The VOA identifies 63 industrial hereditaments within Seaton Delaval, Seghill and the surrounding area, these comprise circa 60,000 sq m. This represents 2.3% of the County's industrial premises, and 3.4% of the total floorspace. Average unit size is distorted by Proctor & Gamble's 36,000 sq m factory at Avenue Road; some 76% of units are less than 500 sq m.



| Estate                      | Ref | Industrial Hereditaments (sq m) |          |           |           |            |             |             |          | TOTAL     |
|-----------------------------|-----|---------------------------------|----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                             |     | < 50                            | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |           |
| Seaton Delaval-Double Row   | C12 | 1                               | 6        | 14        | 8         | 6          | 3           | 2           | 0        | 40        |
| Seaton Delaval- Avenue Road | C13 | 0                               | 0        | 0         | 0         | 0          | 0           | 0           | 1        | 1         |
| Seghill                     | C14 | 0                               | 1        | 4         | 0         | 0          | 1           | 0           | 0        | 6         |
| Elsewhere                   |     | 4                               | 2        | 1         | 7         | 1          | 1           | 0           | 0        | 16        |
| <b>Total</b>                |     | <b>5</b>                        | <b>9</b> | <b>19</b> | <b>15</b> | <b>7</b>   | <b>5</b>    | <b>2</b>    | <b>1</b> | <b>63</b> |

## 2.2 Availability

Databases of available premises identify that there are no properties currently on the market in Seaton Delaval, Seghill and the surrounding area. However smaller units for which demand is likely to be local are not always advertised on national property databases and the Council's 2013/14 Employment Sites Schedule which identifies one 207 sq m vacant unit on the Double Row site, and four units of less than 100 sq m at Seghill, is likely to be more representative of typical availability.

## 2.3 Demand

The table below compares the size of available industrial units against the stock as a whole. We have restricted this analysis to units in the town itself; in the surrounding area more localised markets mean that the availability of property is more likely to go unreported. It should also be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded.

|                            | Unit Size (sq m) |           |           |           |            |             |             |          | TOTAL    |
|----------------------------|------------------|-----------|-----------|-----------|------------|-------------|-------------|----------|----------|
|                            | < 50             | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |          |
| Stock of Industrial Units  | 5                | 9         | 19        | 15        | 7          | 5           | 2           | 1        | 63       |
| Available Industrial Units | 2                | 2         | 1         | 0         | 0          | 0           | 0           | 0        | 5        |
| Vacancy Rate %             | <b>40</b>        | <b>22</b> | <b>5</b>  | <b>0</b>  | <b>0</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>8</b> |

The overall vacancy rate of 8% suggests that the market is broadly in equilibrium. Amongst units of less than 100 sq m the vacancy rate is 28%; this indicates oversupply. It is notable that the vacancies are concentrated at Seghill and that at Double Row the overall vacancy rate of 2.5% is very low. Demand appears strongest where there is greater critical mass.



To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 4 reported transactions in Seaton Delaval involving 1,538 sq m of floorspace. Over this period there were no reported transactions in Seghill.

| Address                    | Size (sq m) | Trans-action | Date       | Days on Market | Analysis  |
|----------------------------|-------------|--------------|------------|----------------|-----------|
| 17c Double Row             | 96          | Letting      | 21/12/2007 | 43             | £2.91 psf |
| 19b Double Row             | 186         | Letting      | 01/08/2007 | 172            | N/K       |
| Double Row                 | 1069        | Letting      | 27/02/2012 | 276            | £2.50 psf |
| 11a Delaval Trading Estate | 160         | Sale         | 09/09/2008 | N/K            | £69,500   |

Two of these transactions were at the height of the market with letting periods of less than 6 months. Subsequently in 2012 a letting of a larger unit took 9 months which indicates that demand for units on this estate is relatively strong.

Two businesses in the Seaton Delaval area responded to the survey. Both are building / engineering contractors occupying compounds / light industrial premises on a freehold or long leasehold basis. Neither expected to require additional or alternative premises in the next ten years and were generally satisfied with the area as a business location.

At Double Row low land prices and until recently, distance from housing areas have attracted some external storage and scrap yard uses. This estate is now effectively at capacity.

## 2.4 Rents, Yields & Viability

The employment areas of Seaton Delaval and Seghill are largely overshadowed by the larger, modern planned estates of Cramlington and North Tyneside. Occupiers are typically local businesses operating from a single unit, and requiring affordable premises. They are unlikely to be willing to pay the rents required for new speculative development to be viable. To investors these local businesses provide poor covenant strength which will be reflected in high yields.

The VOA tone of value is generally from £1.50 to £4.40 psf. These low rents reflect the quality and age of much of the stock, but also local businesses' ability to pay.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings, or bespoke development to meet specific requirements. With plenty of available employment land and premises in adjoining areas where demand and viability are stronger there is little rationale for the market to provide new premises here.



In the past, new development at Double Row has been bespoke buildings; low vacancy rates and relatively short letting periods here suggest that future development on a similar basis could come forward if accessible plots were made available. The remaining undeveloped plot at Double Row is backland and is unlikely to be developed.

### 3 OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 4 office hereditaments within the NE25 postcode area. This represents 0.3% of the County's office premises, and 0.3% of the total floorspace, indicating the very limited role of Seaton Delaval in the County's office market. The redevelopment of former Council offices at Seaton Delaval for housing resulted in the loss of a substantial loss of office floorspace, although it was of poor specification and state of repair.

| Estate                      | Ref      | Units (sq m) |          |           |           |            |             |             |          | TOTAL    |
|-----------------------------|----------|--------------|----------|-----------|-----------|------------|-------------|-------------|----------|----------|
|                             |          | < 50         | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |          |
| Seaton Delaval-Double Row   | C12      | 0            | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 0        |
| Seaton Delaval- Avenue Road | C13      | 0            | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 0        |
| Seghill                     | C14      | 1            | 0        | 1         | 0         | 0          | 0           | 0           | 0        | 2        |
| Elsewhere                   | 0        | 0            | 0        | 1         | 1         | 0          | 0           | 0           | 0        | 2        |
| <b>Total</b>                | <b>0</b> | <b>1</b>     | <b>0</b> | <b>2</b>  | <b>1</b>  | <b>0</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>4</b> |

#### 3.2 Availability

Databases of available premises do not identify any available office properties in Seaton Delaval and the surrounding area.

#### 3.3 Demand

Since January 2000 no office transactions have been reported in the Seaton Delaval or Seghill area. Having regard to the local nature of the market and the small size of units, under-reporting on national databases is to be expected.

In rural areas there is such limited market activity the use of buildings changes to meet requirements. As such there are unlikely to be frustrated requirements. The market for



employment premises is very localised and any enquiries will be word of mouth between businesses and property owners, as such they are generally below the radar of business support organisations.

### 3.4 Rents, Yields & Viability

Occupiers are typically local businesses operating from a single unit, and serving the local community. To investors they provide poor covenant strength and this will be reflected in high yields.

The VOA has applied rents of £3.50 to £5.50 psf to office hereditaments reflecting their poor condition and specification, and the reluctance or inability of businesses to pay more.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. With plenty of available office premises in adjoining areas where demand and viability are stronger there is little rationale for the market to provide new premises here.

## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Seaton Delaval as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014).

| Estate                      | Estate Ref | Total Area (ha) | Available Area (ha) |
|-----------------------------|------------|-----------------|---------------------|
| Seaton Delaval-Double Row   | C12        | 12.04           | 0.27                |
| Seaton Delaval- Avenue Road | C13        | 10.31           | 0                   |
| Seghill                     | C14        | 4.72            | 3.05                |
| <b>Total</b>                |            | <b>27.07</b>    | <b>3.32</b>         |

On Double Row there is just one plot identified as available; this is backland with no access situated to the rear of a storage compound and currently used as a paddock. At the Avenue Road site which is occupied by Proctor & Gamble there is an area of land held for expansion at the eastern side of the site. At Seghill there are two undeveloped areas to the north and west of the developed area. Both are sites that were formerly part of the colliery, the extent of remediation that may be required will impact upon the costs of redevelopment.



## 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. Extensions to buildings are excluded. No land has been developed for B-class employment uses on these estates over this 16 year period. At Seghill peripheral areas of land have been granted consent for non-employment uses including residential and an extension to a school, resulting in the loss of 0.6ha of employment land.

## 4.3 Implied Supply

In the absence of any take-up there is little justification for retaining available land for employment use in this location. But whilst there is reasonable demand and limited further capacity at Double Row. There is little demand but substantial land available at Seghill

## 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| Estate                    | Site Ref | Area (ha)   | IA / RP | BF / GF | < 2 km from SHN |
|---------------------------|----------|-------------|---------|---------|-----------------|
| Seaton Delaval-Double Row | C12      | 0.27        | RP      | BF      | N               |
| Seghill                   | C14      | 3.05        | RP      | BF      | N               |
| <b>Total</b>              |          | <b>3.32</b> |         |         |                 |

Against these key indicators, levels of demand are likely to be weak and sites could be not developed without some abnormal cost.

# 5 CONCLUSION

## 5.1 SWOT Analysis

| Strengths  | Weaknesses   |
|--|--|
| <ul style="list-style-type: none"> <li>• Local industrial areas providing low cost land premises.</li> <li>• Good demand for affordable accommodation at Double Row</li> </ul> | <ul style="list-style-type: none"> <li>• Limited demand at Seghill</li> <li>• Private sector speculative development not viable</li> </ul> |



| Opportunities   | Threats   |
|---|---|
| <ul style="list-style-type: none"> <li>• Extension of Double Row to provide more freehold plots.</li> </ul> | <ul style="list-style-type: none"> <li>• Stronger markets in close proximity (Cramlington and North Tyneside)</li> <li>• Housing development impacting on suitability for bad neighbour uses</li> </ul> |

The ELR does not propose additional employment land in this area, and it recommends that Seghill is de-allocated. The available land at Seghill is very unlikely to be developed for employment purposes especially given that land immediately to the south of the vacant plot now has permission for housing and there is a school in close proximity. The available land has attracted no serious interest for employment use since allocation, and as such the remaining land could be de-allocated. The boundaries of the employment area should also be revised to exclude houses and the school from the employment area. Employment area protection could be retained for the remaining employment premises on this estate, but as demand is weak and most buildings are old and in poor condition, the benefits of protection are modest.

Double Row is effectively at capacity, the one remaining plot is landlocked. Though there is some demand here for low cost land and premises and allocation of further land with road frontage could stimulate bespoke development or further storage compounds, it is apparent that room to expand the estate has been limited by recent housing development to the west and south. However options for expansion should be explored. Housing development could impact upon the range of uses that are acceptable and there is a choice to be made whether the estate should continue to accommodate bad neighbour uses, or its role developed to function alongside adjacent housing development. However given that there is clearly strong demand for local businesses to locate on the site, it is suggested that capacity should not be reduced

Expansion land is available at Avenue Road should Proctor & Gamble need to increase floorspace on this site.

Demand for office floorspace in this locality is very weak and could be accommodated through conversions of existing buildings.





## HEXHAM



### 1. INTRODUCTION

#### 1.1 The Town

Hexham is a market town with a population of around 11,400 that is situated on the River Tyne, 20 miles west of Newcastle and 33 miles east of Carlisle.

The A69 dual-carriageway lies to the north of the town and provides an east-west link across the North Pennines between Newcastle and Carlisle and links the A1 and M6; only the Newcastle to Hexham stretch is dualled. The full dualling of the route has long been supported but no firm funding for this is currently in place. Hexham railway station is on the Newcastle – Carlisle line, trains serving the towns and villages along the Tyne Valley stop frequently.



## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Hexham and the surrounding NE46 postcode area:

| Estate                       | Ref |
|------------------------------|-----|
| Hexham - Haugh Lane          | E06 |
| Hexham - Burn Lane           | E07 |
| Hexham - Egger               | E08 |
| Hexham - Bridge End          | E09 |
| Hexham – Tyne Mills          | E10 |
| Acomb                        | E15 |
| Colwell                      | E18 |
| Hexham – Former Bunker       | E20 |
| Hexham – Ochreland           | E31 |
| Acomb – Howford Haulage Site | E33 |
| Hexham – Goods Yard          | E35 |

The main estates comprise Haugh Lane, Burn Lane, and Tyne Mills to the south of the River Tyne, and Bridge End and the Egger (UK) Ltd manufacturing plant on the north side of the river, immediately adjacent to the A69. Haugh Lane and Burn Lane contain a mix of users including some retail (Tesco & Aldi) and car dealerships as well as more traditional industrial type users. Bridge End adjacent to Egger has a mixture of users including workshop units, offices, timber suppliers and waste transfer station and light industrial. The Egger wood processing plant also has an extant planning permission to extend further onto land to the east which was 'safeguarded' outside of the Green Belt.

Our analysis of VOA data identifies other employment premises dispersed amongst villages and farms elsewhere in the surrounding area. In Hexham town centre there are clusters of both offices and industrial premises and at Newbiggin Home Farm are 8 warehouses / stores.

The table below summarises the views of 12 respondents to the business survey situated in the Hexham area:



| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               | 2         | 3    | 2            | 5    |           |
| The area surrounding your premises                         | 3         | 5    | 3            | 1    |           |
| The quality of life  | 2         | 5    | 5            |      |           |
| Availability of housing for employees                      |           | 4    | 4            | 4    |           |
| Quality of local road network                              |           | 1    | 7            | 4    |           |
| Public transport accessibility                             |           | 1    | 8            | 1    | 2         |
| Skills & qualifications of the available labour supply     |           | 1    | 8            | 2    | 1         |
| Access to your customers                                   |           | 4    | 8            |      |           |
| Access to supply chains                                    |           | 4    | 7            | 1    |           |
| Access to ports / airports                                 |           | 4    | 6            | 1    |           |
| Quality of IT infrastructure (broadband / mobile coverage) |           | 3    | 3            | 4    | 2         |
| Quality of utilities infrastructure                        |           |      | 6            | 4    | 2         |

This sample includes diverse opinions. The quality of life, the quality of the surrounding area and accessibility to customers, to supply chains and to ports & airports are generally rated highly; whereas public transport accessibility, IT infrastructure and utilities infrastructure are generally regarded as poor. A sizeable minority rated the quality of their premises as poor and there was a specific comment made about the difficulty of finding premises that would enable expansion.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses 11 existing employment areas. The results of this assessment are summarised in the table below. Only two of the sites in the town scored highly in the appraisal process, most were rated as “Average”. Employment areas in the surrounding villages were rated as Average or Lower.

| Estate              | Ref | Role of Site                | Quality |
|---------------------|-----|-----------------------------|---------|
| Hexham - Haugh Lane | E06 | Mixed use employment area   | Average |
| Hexham - Burn Lane  | E07 | Mixed use employment area   | Average |
| Hexham - Egger      | E08 | Single user specialist site | Average |
| Hexham - Bridge End | E09 | General B Class uses        | Higher  |
| Hexham – Tyne Mills | E10 | Mixed use employment area   | Higher  |
| Acomb               | E15 | Mixed use employment area   | Average |



|                              |     |   |         |
|------------------------------|-----|---|---------|
| Colwell                      | E18 | Agricultural                                | Lower   |
| Hexham – Former Bunker       | E20 | Mixed use; retail, offices & light industry | Average |
| Hexham – Ochrelands          | E31 | Small business units                        | Lower   |
| Acomb – Howford Haulage Site | E33 | Storage and distribution                    | Lower   |
| Hexham – Goods Yard          | E35 | General industrial estate                   | Average |

The ELR proposes that the boundaries of two sites be amended to reflect reduced employment allocations. The Former Bunker (E20) and the Goods Yard (E35) were noted as having problematic ownership issues, with developers seeking high value uses on the sites. As a consequence, these sites were only thought likely to come forward for a mix of uses; reducing the available employment allocation by 0.7ha, and the amount of expansion land by 1.85ha. The Goods Yard has now largely been developed for retail use, but the Bunker site remains available.

The ELR recommends the removal of existing employment protection at Colwell, a small rural site 7 miles north of Hexham, owing to long term vacancies and the condition of the buildings. This site now has planning permission for housing.

The ELR identifies a restricted supply of available employment land in Hexham and recommends the allocation of 10-15 ha of further office and industrial land in Hexham, but in identifying possible new sites it recognises that the town is constrained. However it considers that site ELR6 (The Hermitage) could perhaps be considered for a mixed use allocation and sensitively extended towards the A69 roundabout to the east, although this site is heavily constrained and the land owner is pursuing other uses. If this proposal were not considered suitable/viable, suggested alternatives are the land to the east of Egger or to the west of Shaws Lane (south of the Golf Course), this is potentially a mixed use development with a 10 ha B1 allocation. All suggestions are within the Green Belt.

#### 1.4 Findings of Workshop for Agents and Developers

The good access from the A69, reasonable distance to Tyneside and the M6, and the attractiveness of Hexham are recognised by agents as key selling points, but the A69 not being fully dualled is also the main constraint. The industrial estates are at capacity. Low vacancy rates have meant that when units do come to the market they let quickly and rents are healthy. The success of rural business schemes in the surrounding area is a reflection of lack of options to locate in Hexham. But the level of pent-up demand is thought to be modest and there is concern that substantial new development could flood the market. Demand is generally for industrial units from 1,000 – 10,000 sq ft, but there is also some demand for larger premises to allow the town's indigenous businesses to grow. Smaller units are easier to let though, with a severe shortage of supply amongst units of under 5,000 sq ft.



The estates are generally poorly laid out and accommodate units of varied age and condition. Their redevelopment or upgrading would be problematic as the estates are in multiple ownerships.

The town has a reasonable office market, with low vacancy rates and short marketing periods. Unlike other towns there was no large scale office park development at the height of the market so it has not suffered from oversupply in the wake of the recession. Public sector supported office pods created in the grounds of the National Park HQ have let well, but the second phase of Beaufront Park has stood empty as the owners have decided how to market it and agents questioned whether in Hexham, out-of-town offices are what the market is looking for. An office site close to the town centre would perhaps be better able to attract occupiers looking for the Northumberland lifestyle/high quality environment offer. The 'Bunker' site would be appropriate if the access could be improved and if its design could deal with flood risk.

In common with other market towns with a rural catchment area, Hexham's industrial estates suit a range of non-employment uses such as agricultural plant sales and hire, agricultural merchants, car showrooms and household waste recovery. Planning policies should not be overly prescriptive in allocating land for (B1, B2 & B8); allocations should be flexible enough to accommodate such uses.

Hexham does need additional employment land, as there is limited availability and some available sites are not deliverable. The development of the Bunker Site would involve substantial abnormal costs. In the past high profile sites at the northern entrance to the town have failed to attract "gateway" developments and as a result the approach to the town is unappealing.

The allocation of new land for offices and particularly industrial is required, but it is recognised that identifying an appropriate site is difficult due to the constraints of the river, railway, greenbelt, roads and topography. A site would need to be prominent and accessible. It was agreed that around 10ha of new land proposed in the Preferred Options seemed appropriate.

There was considerable debate over the best location for an additional employment land allocation. Ideally a new allocation would be on north side of the Tyne with good access to the A69; the bridge to the town centre is a constraint. East of Egger would be unappealing because of the visual impact of the Egger facility, the lack of frontage onto the A69, and the need to improve access from the A6079; but it was considered that there might be an opportunity to provide direct access from the west bound carriageway of the A69.

Land adjoining the B6531 to the west of the town centre is on the wrong side of the town and the junction with the A69 would require substantial improvement. There are also Green Belt constraints. It was noted that flooding has never been raised as an issue when units have been let in the Town even though all estates are within a fluvial flood zone.



## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 195 industrial hereditaments within the NE46 postcode area, comprising 163,420 sq m of floorspace. This represents 7.0% of the County's industrial premises, and 9.2% of the total floorspace. Hexham ranks second, after Cramlington, in terms of the amount of industrial floorspace but the Egger factory accounts for some 60% of floorspace. Without Egger Hexham ranks 7<sup>th</sup> in terms of floorspace and 5<sup>th</sup> in terms of number of units. Some 84% of industrial premises are less than 500 sq m.

| Estate                       | Ref | Hereditaments |           |           |           |            |             |             |          | TOTAL      |
|------------------------------|-----|---------------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|                              |     | < 50          | 50 – 100  | 100 – 250 | 250 – 500 | 500 – 1000 | 1000 – 2000 | 2000 – 5000 | > 5000   |            |
| Hexham – Haugh Lane          | E06 | 2             | 13        | 13        | 5         | 5          | 0           | 0           | 0        | 38         |
| Hexham - Burn Lane           | E07 | 1             | 2         | 6         | 4         | 3          | 0           | 0           | 0        | 16         |
| Hexham - Egger               | E08 | 0             | 0         | 0         | 0         | 0          | 0           | 0           | 1        | 1          |
| Hexham - Bridge End          | E09 | 0             | 0         | 7         | 8         | 3          | 5           | 3           | 0        | 26         |
| Hexham – Tyne Mills          | E10 | 0             | 2         | 6         | 4         | 3          | 1           | 1           | 0        | 17         |
| Acomb                        | E15 | 0             | 4         | 9         | 7         | 0          | 1           | 0           | 0        | 21         |
| Colwell                      | E18 | 0             | 0         | 0         | 1         | 0          | 0           | 0           | 0        | 1          |
| Hexham – Former Bunker       | E20 | 0             | 0         | 0         | 0         | 0          | 0           | 0           | 0        | 0          |
| Hexham – Ochreland           | E31 | 2             | 3         | 0         | 0         | 0          | 0           | 0           | 0        | 5          |
| Acomb – Howford Haulage Site | E33 | 0             | 0         | 0         | 0         | 0          | 0           | 0           | 0        | 0          |
| Hexham – Goods Yard          | E35 | 0             | 2         | 1         | 0         | 1          | 1           | 0           | 0        | 5          |
| Elsewhere in town            |     | 13            | 14        | 8         | 8         | 1          | 0           | 0           | 0        | 44         |
| Elsewhere in NE46            |     | 1             | 6         | 5         | 7         | 1          | 1           | 0           | 0        | 21         |
| <b>TOTAL</b>                 |     | <b>19</b>     | <b>46</b> | <b>55</b> | <b>44</b> | <b>17</b>  | <b>9</b>    | <b>4</b>    | <b>1</b> | <b>195</b> |

### 2.2 Availability

Databases of available premises identify that only two properties are currently on the market in Hexham and the surrounding area (see table below). This represents 0.8% of the County's available industrial premises, and 0.5% of the total floorspace, this is a very low level of availability in one of the County's most important market towns.

| Address                   | Size |       | Asking Rent | Date on Market | Comments                  |
|---------------------------|------|-------|-------------|----------------|---------------------------|
|                           | Sq m | Sq ft | £ / sq ft   |                |                           |
| Former MCS, Tyne Green IE | 237  | 2250  | £4.71       | Oct 2012       | Workshop with office over |
| Unit 18, Haugh Lane IE    | 578  | 6225  | £4.82       | Nov 2013       | Warehouse                 |





## 2.3 Demand

The table below compares the size of available industrial units against the stock as a whole. It should be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded.

|                            | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|----------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                            | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Industrial Units  | 19               | 46       | 55        | 44        | 17         | 9           | 4           | 1      | 195   |
| Available Industrial Units | 0                | 0        | 1         | 0         | 1          | 0           | 0           | 0      | 2     |
| Vacancy Rate %             | 0                | 0        | 2         | 0         | 6          | 0           | 0           | 0      | 1     |

The overall vacancy rate of 1% is indicative of very constrained supply amongst units across all size bands. This supports the views of agents.

Arch advises that major enquiries for industrial premises in the County largely focus on five towns: Ashington, Blyth, Cramlington, Hexham and Prudhoe. Whilst there are many enquiries from businesses to locate in Hexham, there is a shortage of supply; and local businesses wanting to expand are particularly constrained. Fentimans were looking for alternative premises for two years before there was an opportunity to take premises on Bridge End Industrial Estate and one of the respondents to our survey reported that various attempts to expand over the course of a decade had been frustrated by a lack of suitable premises.

Northumberland has strengths in process industries and the offshore sector; for the latter the smaller engineering consultancy and design elements can be located away from the coast; some are situated at Hexham and others could be attracted to the town if premises were available. The town also has a significant cluster of timber processing industries which benefit from proximity to very extensive forests around Kielder; but prospects for growth in this sector are more limited. Tourism is important to the local economy as the town serves as the main centre for a wide rural area which includes the Hadrian's Wall World Heritage Site. Investment in tourism and the growth of the sector could create demand for premises from supporting businesses.

NECC advise that whilst Hexham benefits from a pool of managerial skills, the town is constrained by poor infrastructure along the Tyne Valley, with a slow railway and no dual-carriageway link to the M6. So whilst there is demand for office and factory space, the town is of limited attraction to distribution businesses.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller



deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 16 reported transactions in Hexham involving 5,592 sq m of floorspace. This represents 2.2% of all deals reported in Northumberland. This is substantially less than the town’s proportion of the County’s stock – 7.1%, suggesting that the market is very constrained.

Some 13 businesses in Hexham responded to the survey; 2 holiday home letting businesses and 2 consultancies either worked from home or from offices. The other 9 operated from factories or warehouses. Respondents were primarily small local businesses with less than 15 staff. The exceptions were Egger, an Austrian business and Fewsters a Sunderland based storage business. The respondents mainly served national and local markets.

Of those businesses based in industrial accommodation four expected to take alternative or additional premises in the next two years and one in 6 - 10 years. Of these, 3 wanted to remain in the town and the other 2 within the local area. The unit sizes required are summarised in the table below.

|                         | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|-------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                         | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Industrial Requirements |                  |          | 3         | 2         |            |             |             |        | 5     |

The major obstacles to business expansion are finding premises of a suitable size and specification and ensuring mobile phone coverage. The cost of premises and broadband connectivity are major obstacles to some, minor to others.

Those factors that are not seen as obstacles to expansion include the town’s access to the airport, ports, motorway and public transport services as well as the quality of the surrounding area and services available within Hexham. Businesses did not identify the lack of full dualling of the A69 as a constraint, which appears in contrast to the view of agents and the NECC.

One particular business had been looking for a suitable workshop to buy for 10 years. Its current space is limited, expensive and not flexible enough for its needs. The very limited opportunities were snapped up quickly and this had hindered growth, in particular its ability to take on more staff - specifically apprentices.

The length of time that units are on the market before being taken-up by an occupier is generally less than a year, and as noted above can be a matter of a weeks, but older buildings particularly in the town centre can require marketing of up to two years. Generally, the tight supply of premises means that marketing periods are shorter than in other towns in Northumberland.





As a market town serving a wide rural catchment area, but also a popular commuter town within easy reach of the Tyneside conurbation with a high proportion of managerial and professional skills, Hexham supports a varied mix of local, national and international businesses. There is particular demand for manufacturing and trade counter uses.

## **2.4 Rents, Yields & Viability**

With a wide range of units by size and specification and a constrained market rental evidence is diverse. At Haugh Lane small units of 1,000 sq ft achieve £6 psf and at Bridge End units of 2,250 sq ft achieve £5.50 psf. The tight market has ensured that these rental levels were largely sustained through the recession. Where larger deals have been reported these have been sales at around £30-£35 psf.

Although the majority of industrial occupiers in Hexham are local businesses operating from a single unit, the town has attracted national companies particularly those requiring trade counter units such as Plumb Centre, MKM Building Supplies, Lord Tool Hire, Howdens Joinery etc. To investors national companies provide stronger covenants and if these can be secured as tenants the overall viability of a development can be improved. In contrast is the covenant strength of smaller scale, locally based manufacturers will be regarded as weaker.

The viability of industrial development in Hexham is undermined by the lack of serviced sites which can be developed without substantial abnormal costs. There is evidence of frustrated demand as businesses are unable to find premises of suitable size and specification. If serviced development plots were to become available there might well be occupiers prepared to take pre-lets, which would reduce developer risk. However, unrealistic expectations of land values could undermine viability and prevent development. Market demand is strongest for units of less than 10,000 sq ft which are more difficult to viably develop than larger units, due to their relatively high costs of construction.



### 3 OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 162 office hereditaments within the NE46 postcode area comprising 24,722 sq m of floorspace. This represents 10.9% of the County's office premises, and 11.7% of the total floorspace. Hexham has the second greatest number of office units within the County, after Cramlington, and is third when measured by floorspace (Morpeth's is boosted by County Hall). It serves as a market town for a wide rural area, a centre for tourism and a business centre in its own right.

Some 59% of office units are within the town centre where the stock is predominantly within period buildings. There is some stock on the town's industrial estates, but the town does not have a recognised office park. The closest it gets is a small cluster of offices at Beaufront Park at the eastern end of Bridge End Industrial Estate, which has been developed over the last two decades. Agents perceive that most office occupiers in Hexham would prefer to be located in the town centre rather than out of town, and demand for space at Beaufront Park has not been strong.

| Estate                   | Ref | Units     |           |           |           |            |             |             |          | TOTAL      |
|--------------------------|-----|-----------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|                          |     | < 50      | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |            |
| Hexham - Haugh Lane      | E06 | 1         | 2         | 1         | 3         | 1          | 1           | 0           | 0        | 9          |
| Hexham - Burn Lane       | E07 | 0         | 0         | 5         | 3         | 0          | 0           | 0           | 0        | 8          |
| Hexham - Bridge End      | E09 | 17        | 8         | 1         | 0         | 2          | 0           | 0           | 0        | 28         |
| Hexham - Ochrelands      | E31 | 0         | 1         | 0         | 0         | 0          | 0           | 0           | 0        | 1          |
| Hexham - Goods Yard      | E35 | 1         | 0         | 0         | 1         | 0          | 0           | 0           | 0        | 2          |
| Hexham - Town Centre     |     | 34        | 24        | 24        | 6         | 5          | 2           | 0           | 0        | 95         |
| Hexham - Tyne Green Mart |     | 2         | 2         | 0         | 1         | 0          | 0           | 0           | 0        | 5          |
| Elsewhere in NE46        |     | 3         | 7         | 3         | 1         | 0          | 0           | 0           | 0        | 14         |
| <b>TOTAL</b>             |     | <b>58</b> | <b>44</b> | <b>34</b> | <b>15</b> | <b>8</b>   | <b>3</b>    | <b>0</b>    | <b>0</b> | <b>162</b> |

In the town centre there are concentrations of offices on Fore Street, Meal Market, St Mary's Chare, Wentworth Place, Hallgate, Market Place, Gilesgate, Hallstile Bank and Tanners Yard. In the surrounding area are small clusters of offices at Warden and Peterel Field Business Village as well as scattered offices elsewhere.



### 3.2 Availability

Databases of available premises identify 11 office properties in Hexham and the surrounding area (see Appendix 3). Six of these are in the town centre, 3 on the industrial estates and 2 in the surrounding countryside. This represents 5.8% of the County's available office premises, but 7.7% of floorspace owing to some large former Council buildings and Phase 2 of Beaufront Park being available. Many vacant former Council buildings have struggled to find alternative occupiers or uses due to their size and in some cases their listed building status, which makes their upgrading difficult and expensive..

The available offices provide units of varied size, age and specification; from single rooms to full buildings. Phase 2 of Beaufront Park is a single building of 1,733 sq m, which could be subdivided into 23 different suites ranging from 106 - 228 sq m.

### 3.3 Demand

The table below compares the size of available office units against the stock as a whole. It should be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded.

|                        | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                        | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Office Units  | 58               | 44       | 34        | 15        | 8          | 3           | 0           | 0      | 162   |
| Available Office Units | 2                | 2        | 3         | 2         | 1          | 1           | 0           | 0      | 11    |
| Vacancy Rate %         | 3                | 5        | 9         | 13        | 13         | 33          | 0           | 0      | 7     |

The overall vacancy rate of 7% suggests that the market is broadly in equilibrium. . The market appears most constrained amongst smaller units where vacancy rates are low. However, if Beaufront Park was assessed as 23 individual suites then both the stock and availability figures would rise and the vacancy rate within the 100-250 sq m size band would rise to 45%.

Office market demand in Hexham is not particularly strong, and requirements are typically for small to medium sized units. In the past it was Tynedale District Council that occupied the larger office buildings in the town and since Council unification the difficulty of finding occupiers for these buildings has underlined the very limited demand for large unit sizes. Although Gladman had a requirement for an office development site in the town at the height of the property market boom, subsequent events make it doubtful that the town could have sustained such a major increase in the office stock, though agents are now of the opinion that a small town centre scheme would let.



To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000, 41 transactions have been reported in Hexham involving 8,061 sq m of floorspace. This represents 16% of all deals reported in Northumberland. This is higher than the town’s proportion of the County’s stock (7.1%) suggesting that the market is not constrained.

Some 13 businesses in Hexham responded to the survey; 9 operating from factories or warehouses the other 4 based either at home or in an office. These were 2 holiday home letting businesses and 2 consultancies. These 4 respondents were small local businesses with less than 15 staff, for which the majority of custom was regional or national. Only one of these four expected to take alternative or additional premises in the next two years. This was a business based in the surrounding rural area that needs to expand and wants to stay local but cannot find suitably sized premises and regarded costs of development and planning policies as obstacles to expansion. As a rural business, mobile phone coverage, broadband connectivity, skills shortages, access to services and limited public transport were all obstacles to growth.

At the top of the market office letting periods of 6 months were typical, but more recent deals data identifies a much wider range of marketing periods, with some older accommodation in the town centre taking two years to achieve a letting.

### **3.4 Rents, Yields & Viability**

With a wide range of units by size and specification rental evidence is diverse. At Beaufront Park asking rents of £10.50 psf are being quoted. This is below the level at which speculative office development would be expected to be viable. For well specified offices in the town centre higher rents have been achieved. Small suites on all inclusive rents have achieved £16 - £20 psf, but such occupiers tend to have regard to the amount per month that they pay for premises rather than view rent in terms of floor area. Even so this is evidence of demand for the right product and the reasonable market for smaller suites.

The majority of office occupiers in Hexham are local businesses operating from a single unit. To investors local companies provide poor covenant strength and this is reflected in higher yields limiting the capital value of new development.

Although rental levels in the town centre are higher, so are costs of development; as such speculative development of new office accommodation will struggle to be viable. On the edge of town (Beaufront Park), construction costs will be lower, but so are rents, so again speculative development is difficult. If serviced development land were made available, office development would occur during the plan period but it is amongst the smallest sized units that the market appears to be most constrained and thus the amount of land required could be modest.



## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Hexham as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014).

| Estate                       | Estate Ref | Total Area (ha)    | Available Area (ha) |
|------------------------------|------------|--------------------|---------------------|
| Hexham - Haugh Lane          | E06        | 8.65               | 0                   |
| Hexham - Burn Lane           | E07        | 4.39               | 0                   |
| Hexham – Egger               | E08        | 33.90 <sup>1</sup> | 0                   |
| Hexham - Bridge End          | E09        | 15.41              | 0.52                |
| Hexham – Tyne Mills          | E10        | 4.21               | 0                   |
| Acomb                        | E15        | 2.84               | 0.11                |
| Colwell                      | E18        | 0.50               | 0                   |
| Hexham – Former Bunker       | E20        | 1.37               | 1.37                |
| Hexham – Ochreland           | E31        | 0.26               | 0                   |
| Acomb – Howford Haulage Site | E33        | 0.11               | 0                   |
| Hexham – Goods Yard          | E35        | 3.31               | 0                   |
| <b>Total</b>                 |            | <b>74.95</b>       | <b>2.00</b>         |

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. These are replicated in the table below. Extensions to buildings are excluded.

| Estate              | Site Ref | Building Area (sq m) | Land Area (ha) | Comments                   |
|---------------------|----------|----------------------|----------------|----------------------------|
| Hexham - Haugh Lane | E06/10.3 | 860                  | 0.14           | Offices                    |
|                     | E06/10.5 | 271                  | 0.14           | Workshops                  |
| Hexham - Burn Lane  | E07/18   | -                    | 0.45           | Housing                    |
|                     | E07/07   | 2,369                | 0.53           | Offices                    |
| Hexham – Egger      | E08      | 3,057                | 7.40           | Extension of site          |
|                     |          |                      | (3.07)         | Expansion on existing site |
| Hexham – Bridge End | E09/05   | 1,320                | 0.51           | Storage units              |
|                     | E09/12.4 | 162                  | 0.10           | Industrial                 |
|                     | E09/23   | 2,336                | 0.31           | Offices                    |
|                     | E09/22   | 1,858                | 0.72           | Builders merchants         |

<sup>1</sup> The land at Egger includes safeguarded land with planning permission.



|                         |        |               |              |             |
|-------------------------|--------|---------------|--------------|-------------|
| Acomb                   | E15/12 | 446           | 0.17         | Workshops   |
| Hexham – The Goods Yard | E35/04 | 4,352         | 1.11         | Retail Park |
| <b>Total</b>            |        | <b>17,031</b> | <b>10.88</b> |             |

Take-up of employment land over this 16 year period has totalled 11.58 ha, however this figure includes take-up for uses such as retail. Disregarding these non-employment uses, take-up reduces to 10.02 ha, of which just 0.98 ha has been for office development. The recent expansion of the Egger plant was onto allocated employment land beyond its previous site boundary, including some 'safeguarded land', and as such part constitutes take-up. The 7.4 ha taken by Egger represents 74% of all take-up in Hexham over the 16 year period and there is a case for considering it separately as it distorts the analysis. Setting Egger's expansion aside there was just 2.62 ha taken up for employment use over the 16 year period

### 4.3 Implied Supply

In the 16 year period since 1999, 10.02 hectares have been taken-up for employment purposes. This equates to 0.63 ha per annum. On this basis the 2.00 hectares of available employment land would be sufficient for just 3 years. But if Egger is set aside, then the 2.62 ha of take-up equates to just 0.16 ha per annum, suggesting a 12½ year supply.

### 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| Estate                 | Site Ref | Area (ha)   | IA / RP | BF / GF | < 2 km from SHN |
|------------------------|----------|-------------|---------|---------|-----------------|
| Hexham - Bridge End    | E09/09   | 0.52        | IA      | BF      | Y               |
| Acomb                  | E15      | 0.11        | IA      | GF      | N               |
| Hexham – Former Bunker | E20      | 1.37        | RP      | BF      | Y               |
| <b>Total</b>           |          | <b>2.00</b> |         |         |                 |

Against these three key indicators of quality, there are no sites that are immediately available, greenfield and within a 2km drive of the A69. Some 69% of this land is accounted for by the former Bunker which would require both infrastructure provision, remediation, and possibly design measures to address potential flooding; such abnormal costs will prohibit its development for employment uses, unless public sector funding were to be available to pump prime the site.



## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths   | Weaknesses  |
|---|---|
| <ul style="list-style-type: none"> <li>Established critical mass in both office and industrial markets</li> <li>Low vacancy rates to keep rents close to levels for development to be viable</li> <li>Good quality of life</li> <li>Quality of area around premises regarded as high</li> <li>Access to customers</li> <li>Access to supply chains</li> <li>Access to airport / ports</li> <li>Proximity to A69 dual carriageway</li> </ul> | <ul style="list-style-type: none"> <li>Lack of serviced development plots.</li> <li>Industrial market constrained by limited availability of premises.</li> <li>Businesses unable to expand</li> <li>Industrial estates are poorly laid out but multiple ownerships frustrate attempts to improve.</li> <li>Expansion of urban area constrained by green belt.</li> <li>New sites for industrial development difficult to identify due to topography.</li> <li>Need for investment at key road junctions.</li> <li>Public transport accessibility</li> <li>IT &amp; utilities infrastructure</li> </ul> |
| Opportunities   | Threats   |
| <ul style="list-style-type: none"> <li>Speculative industrial and office development during plan period if suitable sites are brought forward.</li> <li>Development could provide for latent demand which is currently not being met in the town and nearby towns.</li> </ul>   | <ul style="list-style-type: none"> <li>Landowners' expectations of land values constrain development.</li> <li>Sites fail to come forward</li> <li>Industrial businesses relocate because their requirements cannot be satisfied in Hexham.</li> </ul>  |

The ELR proposes that the boundaries of two sites be amended to reflect reduced employment allocations. The former Bunker (E20) and the Goods Yard (E35) have problematic ownership issues, with developers seeking high value uses on the sites. A substantial part of the latter has been developed as a retail park and much of the site is no longer available for employment use, however the planning permission also included the development of small industrial units which have yet to be built. The high abnormal costs associated with the Bunker means that employment uses are only likely to come forward as part of a scheme that incorporates higher value uses or is supported by public investment, although it is apparent that the edge of town centre location could be an appealing location for a small office park. The effect is that the quantity of deliverable employment land within Hexham is less than one hectare, meagrely supplemented by one small additional plot at Acomb. Given the tight supply the sites at Bridge End and Acomb should be retained.

The ELR recommends the removal of existing employment protection at Colwell, a small rural site 7 miles north of Hexham. The Employment Sites Schedule shows that the five small units here are all vacant and thus making little if any contribution to the economy of the County, and



planning permission has recently been granted to redevelop the site for housing. This recommendation still appears valid. However small rural offices and workshops such as this provide valuable workspace in the countryside around Hexham and the plan should be supportive of further such development where appropriate.

In response to the restricted supply of available employment land in Hexham the ELR recommends the allocation of 10-15 ha of further office and industrial land. Finding suitable sites is however difficult given the constraints of topography and greenbelt (see agents comments above). The ELR considers that site ELR6 (The Hermitage) could perhaps be considered for a mixed use allocation and sensitively extended towards the A69 roundabout to the east, however this site is heavily constrained and it is understood that the landowner is now pursuing alternative uses. Land to the west of Shaws Lane (south of the Golf Course) is also proposed as a potential B1 allocation as part of a mixed use scheme, but evidence suggests that demand is limited for an out of town office park, particularly of this scale and that a town centre location would attract more demand. However, alternatives to the west of the Town should be explored further. Another alternative considered by the ELR and Core Strategy drafts is the provision of industrial land to the east of Egger. Although the land is on the fluvial floodplain it was suggested by agents that this has not been an issue when letting existing sites which are also within a flood zone, mainly as anecdotally, there has never been any incidents of premises flooding. However, agents at the study's workshop suggested the proximity of the Egger plant could dissuade investment. All suggestions are within the Green Belt and may require junction improvements on the A69 and/or the A6079, a substantial up-front cost that would undermine the viability of development, unless funded by the public sector.

The ELR provides limited evidence of demand to justify the scale of the proposed allocation, but as a reality check it is worth comparing the 10-15 ha against the scale of the existing estates and to take-up rates in towns where the market has not been constrained. Leaving aside Egger which has extant planning permission to expand onto land safeguarded outside of the Green Belt, and in responding to our survey did not indicate a need for any more land, the town's four established industrial estates: Haugh Lane, Burn Lane, Bridge End and Tyne Mills total a net developable area of 32.66 ha. A 10 ha allocation would equate to a 30% increase; and 15 ha, a 46% increase.

Development activity at both Cramlington and Alnwick cannot be said to have been constrained by lack of serviced sites. Cramlington, which has twice as many industrial premises and 20% more offices, has seen take-up averaging 1.38 ha per annum. At Alnwick where numbers of industrial and office units are respectively 15% and 22% less than Hexham, take-up for employment uses has averaged 0.43 ha per annum. Against these comparators Hexham could expect take-up for B-class uses to average around 0.8 ha per annum.

On the basis of this quantitative reality check the recommendation in the ELR of an allocation of 10-15 ha for a 15 year plan period seems appropriate.





## MORPETH



### 1. INTRODUCTION

#### 1.1 The Town

Morpeth is a market town with a population of around 14,000 that is situated on the River Wansbeck. The town is the administrative centre of the County.

Morpeth is situated 14 miles of Newcastle and 7 miles north-west of Blyth. It has very good road and rail connections. The A1 dual-carriageway bypasses the west of the town. There are proposals to upgrade the A1 to north of Morpeth, to provide continuous dual-carriageway to beyond Alnwick, however north of this the constraints of a single carriageway will persist. Construction of the Morpeth Northern Bypass commences in 2015 and will link the A1 to the A197 relieving town centre congestion and improving access to the A1 from Ashington. Morpeth railway station is on the East Coast Main Line, which links Edinburgh and London Kings Cross.



## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Morpeth and the surrounding area.

| Estate                                   | Ref |
|--|-----|
| Morpeth - Coopies Lane                   | D02 |
| Morpeth - Town Centre                    | D03 |
| Morpeth - Whalton Road                   | D04 |
| Pegswood                                 | D06 |
| Morpeth - Loansdean                      | D11 |
| Stannington – Whitehouse Business Centre | D12 |
| Morpeth – Fairmoor (Northgate)           | D13 |
| Morpeth – Railway Yards                  | D14 |
| Morpeth – Extension to Fairmoor          | D17 |
| Stannington – Part of St Mary's Hospital | D19 |
| Morpeth - Adjacent to A1 at Fairmoor     | D21 |

Our analysis of VOA data identifies additional concentrations of office premises in the town centre, at Longhirst Hall and at the Uniun Depot Pegswood. In Morpeth town centre the office stock mainly comprises period buildings, which have been refurbished to provide offices of varied specification; some new office accommodation has been provided at first floor level as part of the Sanderson Arcade redevelopment. To the north of the town, Longhirst Hall is a period building set in mature grounds that provides offices of good specification, the owner is proposing conversion to residential use which would result in the office block being redeveloped to provide town houses. The Uniun Depot, Pegswood is a small warehouse that has been subdivided to provide office suites.

The table below summarises the views of 16 respondents to the business survey based in Morpeth.

| How would you rate:                | Excellent | Good | Satisfactory | Poor | Very Poor |
|------------------------------------|-----------|------|--------------|------|-----------|
| The quality of your premises       | 1         | 4    | 8            | 2    | 1         |
| The area surrounding your premises |           | 5    | 9            | 1    | 1         |
| The quality of life                |           | 5    | 11           |      |           |



|  |   |   |    |   |   |
|--|---|---|----|---|---|
| Availability of housing for employees                      |   | 5 | 10 |   |   |
| Quality of local road network                              |   | 4 | 9  | 2 | 1 |
| Public transport accessibility                             |   | 5 | 5  | 3 | 3 |
| Skills & qualifications of the available labour supply     |   | 5 | 8  | 2 | 1 |
| Access to your customers                                   |   | 3 | 9  | 3 | 1 |
| Access to supply chains                                    |   | 4 | 8  | 3 | 1 |
| Access to ports / airports                                 | 1 | 5 | 7  | 1 | 1 |
| Quality of IT infrastructure (broadband / mobile coverage) | 1 | 1 | 6  | 2 | 5 |
| Quality of utilities infrastructure                        |   | 3 | 9  | 2 | 2 |

In many aspects Morpeth is regarded as satisfactory or good as a business location, but there is little that is regarded as excellent, and with the exception of the quality of life and availability of housing there is a minority that rate these criteria as poor or very poor. This dissatisfaction is greatest in respect of public transport accessibility, and the quality of IT infrastructure.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses 11 existing employment areas. Three of these: Whalton Road, Loansdean and Fairmoor (Northgate) are rated as “Higher” quality. Five: Coopies Lane, the Town Centre, Pegswood, the Fairmoor Extension and the land adjacent to the A1 at Fairmoor are rated as “Average”. The remaining three: Railway Yards, Whitehouse Centre and St Mary’s Hospital are “Lower”.

| Estate                                   | Ref | Role of Site   | Quality |
|--|-----|--|---------|
| Morpeth - Coopies Lane                   | D02 | General B-Class Employment uses serving a local market | Average |
| Morpeth - Town Centre                    | D03 | Mixed use site comprising several Sui Generis uses     | Average |
| Morpeth - Whalton Road                   | D04 | Single user specialist site                            | Higher  |
| Pegswood                                 | D06 | Workshop starter units                                 | Average |
| Morpeth - Loansdean                      | D11 | Office Park  | Higher  |
| Stannington – Whitehouse Bus. Cen.       | D12 | Workshop starter units                                 | Lower   |
| Morpeth – Fairmoor (Northgate)           | D13 | Agricultural land intended for B1 Business Park        | Higher  |
| Morpeth – Railway Yards                  | D14 | Rail related storage and operations                    | Lower   |
| Morpeth – Extension to Fairmoor          | D17 | Greenfield site intended for B1 Business Park          | Average |
| Stannington – Part of St Mary’s Hospital | D19 | Residential led mixed-use development                  | Lower   |
| Morpeth - Adjacent to A1 at Fairmoor     | D21 | Agricultural land                                      | Average |



The ELR notes that the delivery of employment premises on four sites is dependent on infrastructure provision. The construction of the Morpeth Northern Bypass will include the provision of new junctions which will help to open up two of the three Fairmoor sites. At the former St Mary's Hospital the provision of office space was to be part of the mixed-use redevelopment of the site. Residential development is well progressed and the offices have been completed.

The ELR proposed the de-allocation of the Fairmoor extension (D17) on the basis that this lacks the prominence and has greater access constraints than the two other Fairmoor sites. Since the ELR was published two of the three sites at Fairmoor have been granted planning consent for residential development. Taylor Wimpey is to develop the whole of D17 for housing and Persimmon is to develop the majority of D13. The remainder of D13, 1.60 ha, continues to be available for employment use.

The ELR proposed the deallocation of Railway Yards because of the poor quality of the site and proposed that the boundary of St Mary's Hospital be amended to show just the 0.44 ha site of the offices rather than the whole 33 ha site.

The ELR considers that in terms of future requirements, Morpeth has considerable potential for strong employment growth due to its attractive surroundings and proximity to Tyne and Wear and the A1. It noted however a lack of good quality reasonable sized industrial space to cater for anticipated demand. Recent years had also seen a dearth of good quality offices although this had, for the time being, been addressed by the newly available town centre offices at Sanderson Arcade. Fairmoor is considered the key location that had been held back due to poor access to the adjacent A1. The ELR suggested that mixed use schemes could potentially provide funding to open up these sites and proposed allocating 10 ha for B1 development on these two sites.

The ELR recommends further provisions in the order of 5ha of office and industrial land in and around Morpeth (presuming the proposed Fairmoor development proceeds). No sites were put forward as part of the 'Call for Sites' process in Morpeth town itself, with the only two employment sites proposed being located significantly beyond the town's boundaries, at Butterwell Colliery (ELR 1) and Netherton Park (ELR 27). However, both sites are considered to be unsuitable for employment uses. Given the shortage of sites, a broad review of locations in and around Morpeth was undertaken and the ELR suggested that the potential for redeveloping vacant land for B1 uses around County Hall be explored further.

#### **1.4 Findings of Workshop for Agents and Developers**

Agents view Coopies Lane as an unattractive estate, which has been overdeveloped to the point that it's "a mess". Some of the stock is of poor specification and condition. There is no room for new development and it is essentially on the wrong side of the town with poor access from trunk roads. But as there are no other estates in Morpeth, businesses requiring industrial premises in the town have no other option. As a result Coopies Lane is at capacity, demand is strong and the



estate supports diverse uses. When units do come to the market they are in strong demand, sustaining relatively high rents and ensuring a low vacancy rate. Demand for industrial stock is strongest for units in the 1,000-8,000 sq ft range, with both small manufacturing and trade counter operations seeking space. There has been a recent deal on a 25,000 sq ft unit at southern end of estate. Speculative development on the estate is unlikely but owner occupiers have and will build premises for manufacturing, trade counters, motor trade etc. The estate is now a “hotch-potch” of ownerships so comprehensive redevelopment would be difficult.

Morpeth has a reasonable office market. Telford Court has been popular and there is capacity for more small stand-alone suites. Agents consider that the best location for these is at Loansdean where there is easy access to A1 and Tyneside, but here the Council has rebuffed developer interest. Demand for town centre offices is good, but those provided above Sanderson Arcade are expensive, and being above shops, lacking their own front door, are not what the market really wants; as a result they were slow to let, but are now nearly all occupied. Agents were of the opinion that there would be demand for new town centre offices that could build on the high quality environment / lifestyle offer.

Agents questioned the rationale behind the relocation of county Hall to Ashington. The rash of housing consents around the town has created an increase in the level of forward supply and agents expect this could be reflected in lower bids by house builders for the County Hall site, should it come forward for housing.

Agents consider that Morpeth requires more serviced employment land, and they see opportunities to extend Coopies Lane Industrial Estate to the south onto a triangle of land bounded by railways. This would complement the southern extension of the town through consented housing developments and build on the established critical mass of the industrial estate. However they acknowledged that building more land to the south of the town would bring the same access constraints as at Coopies Lane. At Fairmoor the Council was relying on the construction of the Morpeth Northern Bypass to open up the allocated sites. The bypass is to be constructed by the end of 2016 but substantial parts of the employment allocations now have consents for housing. Of the remaining employment land D21 sits at the proposed junction with the A1 where agents envisage demand for employment and roadside uses. The bypass by itself would probably be insufficient to kick-start viable development; on-site infrastructure would also be required. The 10 ha remaining at Fairmoor is seen by agents as a healthy supply of land to 2031.





## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 191 industrial hereditaments within Morpeth, Pegswood and the surrounding area comprising 103,774 sq m of floorspace. This represents 6.9% of the County's industrial premises, and 5.9% of the total floorspace. Over half of all the units are on Coopies Lane, Morpeth's only industrial estate which accommodates a wide range of units by size and age, and also includes car showrooms etc. Premises are listed at Appendix 2.

| Estate                     | Ref | Industrial Hereditaments |           |           |           |            |             |             |          | TOTAL      |
|----------------------------|-----|--------------------------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|                            |     | < 50                     | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |            |
| Morpeth - Coopies Lane     | D02 | 5                        | 29        | 25        | 20        | 15         | 3           | 3           | 2        | 102        |
| Morpeth - Whalton Road     | D04 | 0                        | 0         | 0         | 0         | 0          | 0           | 0           | 1        | 1          |
| Pegswood                   | D06 | 12                       | 5         | 7         | 1         | 0          | 0           | 0           | 0        | 25         |
| Whitehouse Business Centre | D12 | 3                        | 3         | 6         | 2         | 0          | 0           | 0           | 0        | 14         |
| Elsewhere in NE61 1, 3 & 6 |     | 17                       | 15        | 8         | 5         | 3          | 0           | 1           | 0        | 49         |
| <b>TOTAL</b>               |     | <b>37</b>                | <b>52</b> | <b>46</b> | <b>28</b> | <b>18</b>  | <b>3</b>    | <b>4</b>    | <b>3</b> | <b>191</b> |

At Coopies Lane there is a wide range of premises by size, age and condition, with many properties having been extended and upgraded over time and some larger premises subdivided. At Whalton Road, Piramal Healthcare occupies a complex of buildings comprising 33,000 sq m of floorspace on a single-user site which includes land for expansion. Pegswood Industrial Estate provides modern terraced workshops for small local businesses; here occupancy rates are low. The Whitehouse Business Centre former farm buildings provide low specification accommodation for small businesses, primarily for non B-class uses. There are further workshops and stores at other farmsteads in the countryside around the town.

### 2.2 Availability

Databases of available premises identify that 16 properties are currently on the market in Morpeth and the surrounding area (see Appendix 4). Nine of these properties are on Pegswood Industrial Estate and seven on Coopies Lane. These vacant units represent 6.3% of the County's available industrial premises, and 3.3% of the total floorspace. The Council's Employment Sites Schedule also identifies four vacant units at Whitehouse Business Centre which are not captured by these databases. Similarly the Schedule identifies additional vacancies amongst small terraced units at Coopies Lane. Amongst such premises which are commonly let on flexible terms, turnover is typically higher.



## 2.3 Demand

The table below compares the size of available industrial units against the stock as a whole. We have restricted this analysis to units in the town itself; in the surrounding area more localised markets mean that the availability of property is more likely to go unreported. It should also be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded. The Council's ESS suggests that at Coopies Lane there may be twice as many units of 50-100 sq m available.

|                            | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|----------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                            | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Industrial Units  | 37               | 52       | 46        | 28        | 18         | 3           | 4           | 3      | 191   |
| Available Industrial Units | 1                | 5        | 4         | 3         | 2          | 0           | 1           | 0      | 16    |
| Vacancy Rate %             | 3%               | 10%      | 9%        | 11%       | 11%        | 0           | 25%         | 0      | 8.4%  |

The overall vacancy rate of 8.4% suggests that the market is broadly in equilibrium and that this is the case across the size bands. However whereas Pegswood Industrial Estate has a 36% vacancy rate, at Coopies Lane the supply appears tighter - 6.9%, though as noted above this is likely to be an underestimate and other data points to high vacancy rates amongst smaller units, indicative of a mismatch between supply and demand.

The NECC notes the concentration of people with managerial skills living in Northumberland's Central Delivery Area. This makes towns such as Morpeth, Ponteland and Hexham attractive places to locate incoming business, but it is these same towns where there has been a restricted supply of serviced development land and premises. Arch agrees and contends that the number of enquiries is constrained by the limited supply of premises and land at Coopies Lane, noting that the right buildings do attract demand and citing the recent relocation of IMMI from Cramlington. Arch report that majority of enquiries are however from local manufacturers looking to relocate to enable expansion.

The largest factory in Morpeth is the Piramal Healthcare Factory at Whalton Road. There has been some consolidation in the pharmaceutical sector but Northumberland may be able to benefit from this as it can easily accommodate merging facilities given the availability of expansion land.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 54 reported transactions in Morpeth, Pegswood and the surrounding area involving 12,516 sq m of floorspace. This represents 7.5% of all deals reported in Northumberland. This is a little



higher than the town's proportion of the County's stock – 6.9%, suggesting that the market is not unduly constrained.

The length of time that units have been on the market before being taken by an occupier has generally ranged from 6 to 12 months for smaller units on Coopies Lane indicating a reasonable level of activity. This tight supply has helped keep marketing periods short. Marketing periods tend to be longer for larger units and for units on Pegswood Industrial Estate.

19 businesses in Morpeth responded to the survey, of which 8 occupy industrial or warehouse premises. Three of these business have head offices in Morpeth another four elsewhere in the north east and one in the USA. Six of the eight businesses largely serve Northumberland and the wider north east region, but the other two have very little local custom and have national and international client bases. Of these eight businesses, two plan to take alternative or additional premises in the next two years, another two in 3-5 years and two more in 6-10 years. All wanted to remain in the town or other nearby towns in Northumberland (including Cramlington). Three require light industrial units; two require sites for external storage and one a shop. This illustrates the reasonably strong demand to be shown through the small survey sample, the confidence in Morpeth as a location for business, and the risk of the town losing growing businesses, if their requirements cannot be accommodated locally.

Five businesses stated the size of their premises requirement these responses are summarised below.

|                         | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|-------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                         | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Industrial Requirements | 1                |          | 1         | 1         | 1          | 1           |             |        | 5     |

For these businesses the most frequently cited major obstacles to business expansion are the cost of premises, market conditions, access to grant finance, broadband connectivity and mobile phone coverage. Businesses generally appreciate the quality of life and environment but some expressed difficulties in finding suitable premises.

## 2.4 Rents, Yields & Viability

The constrained supply of industrial premises in Morpeth has helped maintain rental levels. Rents of £5.20 per sq ft have been achieved at Coopies Lane for units of around 250 sq m (2,700 sq ft) Smaller units have achieved in excess of £6 psf. At Pegswood small units let on IRI terms have also achieved £6 psf. The VOA rental tone ranges from £2 to £4.50 at Coopies Lane reflecting the wide range of size and quality amongst industrial units whereas at Pegswood where





there is less variety the tone is £4 to £4.50 psf, If land at Fairmoor were to be serviced and made available for industrial development we would expect that higher rents could be achieved for new premises in close proximity to the A1.

The majority of industrial occupiers in Morpeth are local businesses operating from a single unit, but the town has attracted national companies requiring trade counter units such as MKM Building Supplies, Howdens Joinery etc. To investors local companies provide poor covenant strength and this is reflected in higher yields limiting the capital value of new development. Trade counter units let to national companies provide stronger covenants and if these can be secured as tenants the overall viability of a development can be improved.

Speculative private sector industrial development is rarely viable in Northumberland, but steady economic growth, an easing of access to development finance and the servicing of development plots on sites adjacent to a new junction on the A1 at Fairmoor would enable some bespoke development during the plan period.



### 3. OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 153 office hereditaments within the Morpeth and the surrounding area comprising 36,148 sq m. This represents 10.3% of the County's office premises, and 17.1% of the total floorspace, the average unit size in Morpeth is inflated by County Hall which is nearly 13,000 sq m. This ensures that Morpeth is the town with the greatest amount of office floorspace in the County, though when ranked by unit numbers it is third, behind Cramlington and Hexham.

Some 57% of units are in the town centre where much of the stock is in period buildings, some of which have been refurbished to a good standard but others that are poor quality. The redevelopment of Sanderson Arcade has provided some new office stock and whilst this is of good specification it is at first floor level within a shopping centre and this has restricted occupier interest. Loansdean to the south of the town provides another cluster of office accommodation around County Hall with Telford Court providing modern floorspace with dedicated car parking. At Longhirst Hall there is a cluster of small office suites within a modern building of good specification, but a proposal for housing redevelopment could remove these from the stock in the short term. At Pegswood the subdivision of the Union Depot has provided affordable low specification floorspace.

| Estate                             | Ref | Office Hereditaments |           |           |           |            |             |             |          | TOTAL      |
|------------------------------------|-----|----------------------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|                                    |     | < 50                 | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |            |
| Morpeth - Coopies Lane             | D02 | 3                    | 0         | 3         | 1         | 0          | 0           | 0           | 0        | 7          |
| Morpeth - Loansdean                | D11 | 0                    | 10        | 1         | 1         | 1          | 0           | 0           | 0        | 13         |
| Stannington – Whitehouse Bus. Cen. | D12 | 0                    | 1         | 2         | 0         | 0          | 0           | 0           | 0        | 3          |
| Morpeth Town Centre (NE61 1)       |     | 27                   | 30        | 20        | 7         | 1          | 1           | 1           | 0        | 87         |
| Elsewhere Loansdean                |     | 1                    | 0         | 0         | 2         | 1          | 1           | 0           | 1        | 6          |
| Longhirst Hall                     |     | 17                   | 5         | 3         | 0         | 0          | 0           | 0           | 0        | 25         |
| Pegswood                           |     | 6                    | 2         | 0         | 1         | 0          | 0           | 0           | 0        | 9          |
| Elsewhere                          |     | 2                    | 0         | 0         | 0         | 1          | 0           | 0           | 0        | 3          |
| <b>TOTAL</b>                       |     | <b>56</b>            | <b>48</b> | <b>29</b> | <b>12</b> | <b>4</b>   | <b>2</b>    | <b>1</b>    | <b>1</b> | <b>153</b> |

Some 87% of units are less than 250 sq m (2,700 sq ft). The larger office units are typically occupied by the public sector, notably the County Council and the Job Centre.

#### 3.2 Availability

Databases of available premises identify 18 office properties in Morpeth and the surrounding area comprising 6,411 sq m of floorspace. This represents 9.4% of the County's available office



premises, and 12.6% of the total floorspace. In the Town Centre there are just 3 available units (a vacancy rate of 3%). At St Mary's Hospital Stannington an office building of 1,159 sq m (12,480 sq ft) has been developed by Rivergreen as part of a housing led mixed-use scheme. This new space is available to rent at £14 psf and all is currently available. The available stock also includes Fulbeck Grange a former NHS training building (3,716 sq m) which would need upgrading. Both buildings are relatively large for the Morpeth office market. At the opposite end of the scale individual rooms are available within the Stanners complex at Coopies Lane which is an industrial building which has been subdivided.

### 3.3 Demand

The table below compares the size of available office units against the stock as a whole.

|                            | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|----------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                            | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Industrial Units  | 56               | 48       | 29        | 12        | 4          | 2           | 1           | 1      | 153   |
| Available Industrial Units | 7                | 4        | 2         | 3         | 0          | 1           | 1           | 0      | 18    |
| Vacancy Rate %             | 13               | 8        | 7         | 25        | 0          | 50          | 100         | 0      | 12%   |

The overall vacancy rate of 12% suggests that the market is broadly in equilibrium. As noted above the majority of offices in Morpeth are less than 250 sq m and the vacancy rate shows that the market across such size bands is more constrained. As noted above there is very little available in the town centre where there is strong demand for self-contained offices; vacancies are largely in peripheral areas.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000, 36 transactions have been reported in Morpeth involving 4,016 sq m of floorspace. This represents 14% of all deals reported in Northumberland. This is higher than the town's proportion of the County's stock - 10%, suggesting that the market activity is not constrained.

19 businesses in Morpeth responded to the survey, of which 6 occupy office premises and 2 work from home. Seven of these businesses have head offices in Morpeth and one in Blyth. Five of the eight businesses largely serve Northumberland and the wider north east region, but the other three have substantial national and/or international client bases. Of these eight businesses, four planned to take alternative or additional premises in the next two years, two in 3-5 years and one in 6-10 years. This is a high proportion of respondents intending to relocate within the foreseeable future and underlines other evidence of strong demand for offices in the town. It is clear from the



responses that some proposals to relocate are being driven by the poor specification of existing accommodation, and that there is demand for higher specification space with better IT infrastructure. With the exception of one that wanted premises in Newcastle the others wanted to remain in the town or elsewhere in South East Northumberland. Six of the seven requirements were for offices, the seventh for a 200-500sq m light industrial unit. The offices required are summarised in the table below.

|                     | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|---------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                     | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Office Requirements |                  | 2        | 3         |           |            | 1           |             |        | 6     |

For these businesses the most frequently cited major obstacles to business expansion are the cost of premises, market conditions, raising finance, access to grant assistance, remoteness from customers, access to public transport, skills shortages, broadband connectivity and mobile phone coverage. One respondent expressed frustration with local railway connections and the fact that many towns in Northumberland could not be accessed by rail.

Within the town centre and at Loansdean letting periods have, with a few exceptions, been less than 12 months demonstrating the good levels of demand in these locations. At the height of the market in 2007-8 marketing periods on some buildings were as short as 1 month. Although oversupply of office floorspace in the wider area has impacted on marketing periods, Morpeth's office market has proved more resilient than some other towns within the County where speculative development at the height of the market led to severe oversupply in the downturn.

Morpeth as a prosperous market town has a professional services sector that serves the town and surrounding area and as the administrative centre of the County it also has a large public sector presence. These have ensured a resilient market for office space within the town, particularly for self-contained buildings with their own front door. In the surrounding countryside office provision in landscaped surroundings but easily accessed from Tyneside, such as Longhirst Hall and now St Mary's, will be attractive alternatives to town centre or business park locations for businesses that do not need to be accessible to the visiting public..

### 3.4 Rents, Yields & Viability

At the top of the market in 2008 a rent of £16.75 psf was achieved on a letting of 3,300 sq ft (305 sq m) to the Inland Revenue in the town centre and £15.50 psf was being achieved at Telford Court, Loansdean. Asking rents at Telford Court have not changed but deals have been done at £11.50 psf. The redevelopment of Sanderson Arcade in the town centre provided first floor office accommodation in 2009. Initially the asking rents were pitched at £14.95 psf; an available unit is



now being marketed at £10.30 psf. These rents are higher than most other towns within the County though average rents are dragged down by poorer quality stock on industrial estates and the age of some of the town centre accommodation.

Much of the demand for offices in Morpeth comes from local businesses. To investors local companies provide poor covenant strength and this is reflected in higher yields limiting the capital value of new development.

Generally for town centre office development to be viable, rents of around £20 per sq ft are required, this can be reduced if there is cross subsidy from other uses such as retail (e.g. Sanderson Arcade). On business parks providing serviced development plots abnormal costs can be reduced and land values are lower, here rents of at least £13 psf are typically required. Falling rents have ensured that speculative development cannot be undertaken in the short term without some public sector gap funding. As a result businesses in Morpeth requiring office space will generally look to refurbishments and conversions of existing buildings.



## 4. EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in and around Morpeth as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014). Although there are 12.00 ha of allocated employment land available for development, only two small sites totalling 1.17 ha have established infrastructure provision limiting development opportunities.

| Estate                                   | Estate Ref | Total Area (ha) | Available Area (ha) |
|--|------------|-----------------|---------------------|
| Morpeth - Coopies Lane                   | D02        | 22.60           | 0.16                |
| Morpeth - Town Centre                    | D03        | 1.43            | 0                   |
| Morpeth - Whalton Road                   | D04        | 20.57           | 0                   |
| Pegswood                                 | D06        | 1.29            | 0                   |
| Morpeth - Loansdean                      | D11        | 0.68            | 0                   |
| Stannington – Whitehouse Business Centre | D12        | 4.37            | 1.01                |
| Morpeth – Fairmoor (Northgate)           | D13        | 1.60            | 1.60                |
| Morpeth – Railway Yards                  | D14        | 1.93            | 0                   |
| Stannington – Part of St Mary's Hospital | D19        | 33.06           | 0                   |
| Morpeth - Adjacent to A1 at Fairmoor     | D21        | 9.23            | 9.23                |
| <b>Total</b>                             |            | <b>96.76</b>    | <b>12.00</b>        |

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. These are replicated in the table below. Extensions to buildings are excluded.

Take-up of employment land over this 16 year period has totalled 3.40 ha, the vast majority of which has been on Coopies Lane; here there has been substantial infill development as the estate has reached capacity. These figures include take-up for uses such as a car showroom and gym. Disregarding these non-employment uses, take-up reduces to 2.97 ha, of which just 0.89 ha has been for office development.

| Estate                 | Site Ref | Building Area (sq m) | Land Area (ha) | Comments      |
|------------------------|----------|----------------------|----------------|---------------|
| Morpeth - Coopies Lane | D02/09   | 3295                 | 0.55           | Industrial    |
|                        | D02/15   | 908                  | 0.39           | Car Showroom  |
|                        | D02/22   | 550                  | 0.22           | Trade Counter |
|                        | D02/28.4 | 110                  | 0.04           | Gym           |



|                         |          |              |             |                       |
|-------------------------|----------|--------------|-------------|-----------------------|
|                         | D02/28.4 | 115          | 0.04        | Office                |
|                         | D02/31.1 | 206          | 0.11        | Industrial            |
|                         | D02/33   | 583          | 0.12        | Craig Court workshops |
|                         | D02/36.3 | -            | 0.51        | Waste recycling       |
|                         | D02/47   | 760          | 0.18        | Trade counter         |
|                         | D02/49   | 422          | 0.11        | Industrial            |
|                         | D02/54   | 400          | 0.14        | Industrial            |
|                         | D02/55   | 618          | 0.14        | Industrial            |
| Stannington – St Mary's | D19      | 1027         | 0.85        | Office                |
| <b>Total</b>            |          | <b>8,994</b> | <b>3.40</b> |                       |

### 4.3 Implied Supply

In the 16 year period since 1999, 2.97 hectares have been taken-up for employment purposes. This equates to 0.19 ha per annum. Having regard to the scale of the industrial stock, take-up in Morpeth has been far lower than might be expected when compared to towns with similar levels of stock such as Berwick, where take-up has averaged 0.34 ha p.a. or Ashington's 1.15 ha p.a. Theoretically take-up of 0.19 ha per annum suggests that just 2.85 ha would be required for a 15 year plan period. But the provision of off and on-site infrastructure to land at Fairmoor and the improvement of the adjoining A1 junction would provide Morpeth with a high quality employment site, which could be expected to boost demand in the town.

### 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| <b>Estate</b>                            | <b>Site Ref</b> | <b>Area (ha)</b> | <b>IA / RP</b> | <b>BF / GF</b> | <b>&lt; 2 km from SHN</b> |
|--|-----------------|------------------|----------------|----------------|---------------------------|
| Morpeth - Coopies Lane                   | D02             | 0.16             | IA             | GF             | N                         |
| Stannington – Whitehouse Business Centre | D12             | 1.01             | IA             | GF             | N                         |
| Morpeth – Fairmoor (Northgate)           | D13             | 1.60             | RP             | GF             | Y                         |
| Morpeth - Adjacent to A1 at Fairmoor     | D21             | 9.23             | RP             | GF             | Y                         |
| <b>Total</b>                             |                 | <b>12.00</b>     |                |                |                           |

Against these three key indicators of quality, there are no sites that are immediately available, greenfield and within a 2km drive of the A1. There is a clear need to provide infrastructure to site D21 at Fairmoor to provide opportunities for the development of employment premises over the plan period.



## 5. CONCLUSION

### 5.1 SWOT Analysis

| Strengths  | Weaknesses  |
|--|---|
| <ul style="list-style-type: none"> <li>• Prosperous market town in easy reach of Tyneside</li> <li>• Allocated sites adjoin A1</li> <li>• Skilled local workforce</li> <li>• Good complementary developments – town centre investment and permitted housing</li> <li>• High proportion of population with professional and managerial skills.</li> <li>• Good business location</li> </ul> | <ul style="list-style-type: none"> <li>• Industrial market constrained by lack of serviced development land.</li> <li>• Office rents have fallen</li> <li>• Speculative development not viable without gap funding</li> <li>• Enquiries frustrated by lack of available stock</li> <li>• In some areas IT infrastructure rated as poor</li> <li>• Coopies Lane, the town's only industrial estate, is densely developed.</li> </ul> |
| Opportunities  | Threats   |
| <ul style="list-style-type: none"> <li>• Allocated sites to be opened up by new junction to A1 provided as part of the Northern Bypass works.</li> <li>• Upgrading of A1 to provide continuous dual carriageway to beyond Alnwick</li> <li>• Upgrading of A1 Western Bypass to reduce congestion to south</li> <li>• Improved supply of local housing</li> </ul>                           | <ul style="list-style-type: none"> <li>• Employment sites being used for housing</li> <li>• Housing sites close to employment sites impacting on operations</li> <li>• Need to fund access/infrastructure to deliver new employment sites.</li> <li>• Shortage of land and premises forces businesses to relocate from the town</li> </ul>  |

The market for employment land in Morpeth has become increasingly constrained by a shortage of serviced development sites. In these circumstances past take-up rates are poor guides to future demand for land if such sites were to be provided. Take-up rates at Alnwick, a smaller town than Morpeth and further from the Tyneside conurbation, have been higher and the servicing of a site adjoining the A1 at Morpeth could attract a similar mix of uses as Lionheart and Greensfield Moor. These could include trade counters, car showrooms, hire depots, roadside services and a replacement civic amenity site as well as B-Class uses. Morpeth has few indigenous industrial companies, but local businesses requiring workshops would create demand for small units. A high proportion of those responding to the survey anticipated requiring additional or alternative premises in the foreseeable future and expressed a preference to remain in the town or in nearby towns. Morpeth is unlikely to attract major distribution requirements unless the A1 was to be dualled all the way through to Edinburgh.

The ELR proposed the deallocation of the Railway Yards on grounds of its quality. This currently provides an extension to Coopies Lane and, despite its poor quality, consideration should be given to its retention until serviced development plots are available elsewhere. The site is in





single ownership and the Council should look at opportunities to work with Network Rail to bring forward plots for development.

The ELR proposed the deallocation of the Fairmoor extension (5.9 ha) on the basis that this lacks the prominence and has greater access constraints than the two other Fairmoor sites. In the event this land has been bought by Taylor Wimpey and has planning consent for housing. The ELR suggests that mixed use schemes at Fairmoor could potentially provide funding to open up these sites and proposes allocating 10 ha for B1 development on these two sites. Currently the market for out-of-town offices in the sub-region suffers from oversupply; there has been substantial office development in North Tyneside's Enterprise Zones, notably at Quorum, and also at Northumberland Business Park, with much new floorspace standing vacant. Whilst it is expected that this supply will steadily be absorbed by the market and that eventually rental levels will recover, conditions for a resumption of out-of-town office development are unlikely to have returned within the first half of the plan period. We would therefore recommend that the ELR's proposal to limit employment provision at Fairmoor to B1 uses should be reconsidered given the tight market for other employment uses in the town. It is worth noting that agents suggested that small sites closer to the town centre may be more attractive for office development as the quality of the surrounding environment is a key positive. The Loansdean office park has also been successful at attracting occupiers and a modest expansion of this as part of the redevelopment of County Hall should be considered.

On completion of the Morpeth Northern Bypass, site D21 will have frontage to a new road that provides direct access to the dualled A1 via an unrestricted junction. This will provide Morpeth with a prominent and accessible employment area which will be attractive to a range of uses including industrial and roadside services. Industrial development in the County is of marginal viability and even such a prominent site will require up-front infrastructure to provide serviced development plots before even bespoke industrial development can take place. Given the constrained supply of land at Coopies Lane, the Council should carefully consider the mix of uses to be allowed on this site and options to deliver infrastructure to open the site for development.

The business survey identifies a wide range of industrial requirements by size, from compounds with minimal floorspace up to 2,000 sq m, which suggests that plot sizes up to 0.5 ha would be required. Larger requirements are more flexible in their location and will also consider towns in South East Northumberland. By contrast office requirements identified by the business survey were mainly between 50 and 250 sq m.

The ELR proposes that the deallocation of 5.9 ha of land at Fairmoor be offset by the identification of 5 ha of additional employment land in Morpeth, suggesting land adjoining County Hall, an established office location, for this purpose. With housing consents reducing employment allocations at Fairmoor by 13.65 ha, the employment land supply has become more constrained. The advantage of an established business location at Loansdean is to some extent offset by restricted access at the Clifton junction on the A1. By contrast the completion of the



Morpeth Northern Bypass will improve access to the strategic road network and increase the profile of sites at Fairmoor making this a more attractive location for non-office development.

The ELR also proposed that the boundary of St Mary's Hospital be amended to show just the site of the offices rather than the whole 33 ha site. We would agree. These offices have now been completed and the remainder of the site will be residential.



## PRUDHOE



### 1. INTRODUCTION

#### 1.1 The Town

Prudhoe is a town with a population of around 11,500 that is situated on the south bank of the River Tyne, 10 miles west of Newcastle and 11 miles east of Hexham. The town's industrial areas, mainly situated on flat land next to the river, are largely separated from residential areas of the town further up the hill.

The A695 which links the towns and villages on the south side of the Tyne Valley runs through Low Prudhoe Industrial Estate and links with the A68 four miles to the west of the town. The A68 links to the A69 dual carriageway on the north side of the Tyne Valley. Seven miles eastward the A695 links with A1 at Blaydon. The main roads on the south side of the river are single carriageway. Prudhoe railway station is on the Newcastle – Carlisle line, trains serving the towns and villages along the Tyne Valley stop frequently.



## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Prudhoe and the surrounding area. This area encompasses the south east corner of Northumberland from the A68 in the west to the River Derwent in the East.

| Estate                               | Ref |
|--------------------------------------|-----|
| Low Prudhoe                          | E12 |
| Eltringham                           | E17 |
| Stocksfield – Adj to Station         | E27 |
| Mickley Square – Tyne Valley Nursery | E28 |
| Stocksfield Hall – Business Units    | E29 |
| Bywell – Home Farm                   | E30 |
| Newlands – Marley Tile Co            | E32 |

Low Prudhoe Industrial Estate is dominated by the SCA Hygiene Products factory in the centre of the estate; to the west is a mix of units of various ages and specifications ranging from old workshops to modern offices, whilst to the east are modern detached industrial units and small terraced workshops.

The Hammerite Works at Eltringham has been extended over many decades and comprises buildings of varied age and specification to the west is a car park and brownfield expansion land beyond. The site was vacated by Akzo Nobel when production was moved to their new facility in Ashington. Some of the building is now back in active manufacturing use.

At Stocksfield part of the former station yard provides hardstanding and at Newlands, on an isolated site, there are derelict factory bays offices and large areas of hardstanding previously used for tile production; the site has been redundant for many years. At Mickley Square the allocated employment land has long been used as a nursery and garden centre.

At Stocksfield Hall and Home Farm attractive stone farm buildings have been converted to provide small offices and workspace in open countryside but close to the A69.

Our analysis of VOA data identifies small concentrations of employment premises in the following locations and dispersed through the countryside (see Appendices 2 &3).

- Prudhoe Town Centre: there are offices on Front Street and elsewhere notably within the new Spetchells Centre
- Bearl Farm, Stocksfield: 10 small office suites



- Roe House Farm, Broomley: 8 workshops / stores
- Dene Workshops, Mickley Square: 7 offices and 5 workshops
- Bridge End, Ebchester: 4 workshops / stores

The table below summarises the views of the one respondent to the business survey based in Prudhoe.

| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               |           |      | 1            |      |           |
| The area surrounding your premises                         |           | 1    |              |      |           |
| The quality of life  |           |      | 1            |      |           |
| Availability of housing for employees                      |           |      | 1            |      |           |
| Quality of local road network                              |           | 1    |              |      |           |
| Public transport accessibility                             |           |      |              |      | 1         |
| Skills & qualifications of the available labour supply     |           |      | 1            |      |           |
| Access to your customers                                   |           |      | 1            |      |           |
| Access to supply chains                                    |           |      | 1            |      |           |
| Access to ports / airports                                 |           | 1    |              |      |           |
| Quality of IT infrastructure (broadband / mobile coverage) |           |      |              | 1    |           |
| Quality of utilities infrastructure                        |           |      | 1            |      |           |

Although the views of one business may not be representative, this business, based at the eastern end of Low Prudhoe Industrial Estate, rated much as satisfactory. The area around its premises, the quality of the local road network and access to ports / airports were all rated good, but the area was let down by poor public transport accessibility and the quality of IT infrastructure.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses 7 existing employment areas. Six of these: are rated as “Average” quality. The seventh is rated as “Lower”.

| Estate                               | Ref | Role of Site  | Quality |
|--------------------------------------|-----|---|---------|
| Low Prudhoe                          | E12 | General industrial estate   | Average |
| Eltringham                           | E17 | Specialised B2 industrial   | Average |
| Stocksfield – Adjacent to Station    | E27 | Vacant land with potential for light industrial to serve local market | Average |
| Mickley Square – Tyne Valley Nursery | E28 | Garden centre   | Lower   |



|                                   |     |                                   |         |
|-----------------------------------|-----|-----------------------------------|---------|
| Stocksfield Hall – Business Units | E29 | Business park                     | Average |
| Bywell – Home Farm                | E30 | Rural service site                | Average |
| Newlands – Marley Tile Co         | E32 | B-Class uses serving local market | Average |

The ELR proposes that the employment protection is removed from two of these sites – Newlands and Mickley Square. The former is vacant and was formerly used as a Tile Works. The buildings on site are of poor quality and time expired. As the site is located within the Green Belt, there would be substantial policy restraints relating to the site's redevelopment. The latter is in use as a garden centre. The building is ageing and in poor condition and there is little or no room for further development. It is noted that this site is not operating as a location for b-class employment activity but rather a single retail business located within the Green Belt.

The ELR also proposes that the boundary of Low Prudhoe Industrial Estate is modified. A 1.1 ha site in the southern section of the estate requires significant remediation works; high abnormal costs have undermined the viability of proposals to develop for employment use. Low Prudhoe is an established and important industrial estate in an area of high demand, but very little developable land will remain once this undevelopable land is excluded.

The ELR proposes further provision of office and industrial land in Prudhoe in the order of 10-15ha. It considers that the proposed Prudhoe Hospital mixed use site could represent an appropriate 7 ha B1 allocation to attract high quality inward investment, but that a further allocation may also be required and the potential for an additional 5ha B-class allocation adjacent to site E17 (the Hammerite factory at Eltringham) was a possible option. The possible areas of search would require a Green Belt review.

#### 1.4 Findings of Workshop for Agents and Developers

Agents regard Prudhoe as a predominantly industrial location with no real office market, though there are various small office schemes in former farm buildings within this part of the Tyne Valley. The hospital site may provide an option for a bespoke rural office scheme but demand for this is uncertain and may be limited.

Demand for industrial premises is reasonably strong and Low Prudhoe is close enough to compete with estates on Tyneside. The industrial estate benefits from strong separation from residential areas, but access to the trunk roads is not ideal. The industrial market is buoyant with good demand and high rents. This is a good location on edge of Tyneside that would support more industrial development but the two sites on the southern side of Princess Way require substantial remediation and the costs involved have undermined the viability of office schemes here in the past.

Strong take-up in recent years can be attributed to the provision of small serviced plots and good specification premises at the eastern end of the industrial estate, where tenants are renewing





leases there rather than looking to move. If another high quality estate such as this was built in Prudhoe strong demand could be anticipated.

Low Prudhoe Industrial Estate is on level land beside the river. Extension of the estate is constrained by topography. Alternative sites are less accessible and have their own topographical constraints. Agents recognise that there are no easy options for the provision of additional employment land. The Council is considering allocating land at Eltringham. Here Hammerite has vacated, relocating production to Ashington and some of the former buildings have been re-occupied. By identifying a larger area of land at Eltringham there would be potential for high quality schemes to come forward, similar to those at the eastern end of Low Prudhoe. This would allow the town's industrial sector to build on the current cluster of manufacturers.

## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 147 industrial hereditaments within Prudhoe and the surrounding area comprising 170,600 sq m (see Appendix 2). This represents 5.3 % of the County's industrial premises, and 9.6% of the total floorspace, indicating the relatively large size of units in this part of the County. When ranked by total industrial floorspace Prudhoe is second only to Cramlington.

| Estate                               | Ref | Industrial Hereditaments(sq m) |           |           |           |            |             |             |          | TOTAL      |
|--------------------------------------|-----|--------------------------------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|                                      |     | < 50                           | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |            |
| Low Prudhoe                          | E12 | 8                              | 14        | 29        | 17        | 11         | 5           | 4           | 2        | 90         |
| Eltringham                           | E17 | 0                              | 0         | 0         | 0         | 0          | 0           | 0           | 1        | 1          |
| Stocksfield – Adj to Station         | E27 | 0                              | 0         | 0         | 0         | 0          | 0           | 0           | 0        | 0          |
| Mickley Square – Tyne Valley Nursery | E28 | 0                              | 0         | 0         | 0         | 0          | 0           | 0           | 0        | 0          |
| Stocksfield Hall – Business Units    | E29 | 2                              | 1         | 1         | 0         | 0          | 0           | 0           | 0        | 4          |
| Bywell – Home Farm                   | E30 | 1                              | 3         | 2         | 0         | 0          | 0           | 0           | 0        | 6          |
| Newlands – Marley Tile Co            | E32 | 0                              | 0         | 0         | 0         | 0          | 0           | 0           | 0        | 0          |
| Prudhoe Town Centre                  |     | 2                              | 0         | 4         | 2         | 0          | 0           | 0           | 0        | 8          |
| Elsewhere in NE43                    |     | 12                             | 4         | 8         | 2         | 2          | 0           | 0           | 0        | 28         |
| Elsewhere in DH8 9                   |     | 1                              | 3         | 3         | 3         | 0          | 0           | 0           | 0        | 10         |
| <b>TOTAL</b>                         |     | <b>26</b>                      | <b>25</b> | <b>47</b> | <b>24</b> | <b>13</b>  | <b>5</b>    | <b>4</b>    | <b>3</b> | <b>147</b> |

Some 61% of premises are situated on Low Prudhoe Industrial Estate and it is here and at nearby Eltringham that the largest factories are found (Eltringham is now only partially used).



Some 17% of units are greater than 500 sq m. The largest is the SCA Hygiene Products complex of 110,000 sq m. In the smaller settlements there are higher proportions of smaller units.

## 2.2 Availability

Databases of available premises identify that 8 properties totalling 3,515 sq m are currently on the market in Prudhoe. This represents 3% of the County's available industrial premises, and 2% of the total floorspace, see table below.

| Address           | Size         |               | Asking Rent | Date on Market | Comments |
|-------------------|--------------|---------------|-------------|----------------|----------|
|                   | Sq m         | Sq ft         | £ / sq ft   |                |          |
| Tynecastle House  | 2,257        | 24,300        | £3.00       | Feb 2014       |          |
| 2 Station Works   | 357          | 3,847         | NQ          | NK             |          |
| 5a Earls Court    | 98           | 1,052         | £7.17       | Oct 2014       |          |
| 6b Earls Court    | 131          | 1,408         | £6.25       | Dec 2013       |          |
| 1c Princess Court | 228          | 2,454         | £5.80       | June 2013      |          |
| 1d Princess Court | 139          | 1,500         | £6.34       | NK             |          |
| 1e Princess Court | 228          | 2,454         | £5.80       | June 2013      |          |
| 3e Princess Court | 77           | 828           | £7.54       | Feb 2015       |          |
| <b>TOTAL</b>      | <b>3,515</b> | <b>37,843</b> |             |                |          |

## 2.3 Demand

The table below compares the size of available industrial units against the stock as a whole. We have restricted this analysis to units in the town itself; in the surrounding area more localised markets mean that the availability of property is more likely to go unreported. It should also be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded.

|                            | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|----------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                            | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Industrial Units  | 10               | 14       | 33        | 19        | 11         | 5           | 4           | 3      | 99    |
| Available Industrial Units | 0                | 2        | 4         | 1         | 0          | 0           | 1           | 0      | 8     |
| Vacancy Rate %             | 0                | 14       | 12        | 5         | 0          | 0           | 25          | 0      | 8     |

The overall vacancy rate of 8% suggests that the market is broadly in equilibrium. Amongst units of 50 - 250 sq m the vacancy rate is higher. With the exception of Tynecastle House, an old brick built warehouse on Station Road, there is nothing available of over 360 sq m, suggesting a





shortage in the supply of larger premises, which supports agents views that demand is strong and that there would be scope for further provision of units of upwards of 250 sq m.

Arch advises that major enquiries for industrial premises in the County largely focus on five towns: Ashington, Blyth, Cramlington, Hexham and Prudhoe. In Prudhoe there is strong demand for industrial space as the success of the Regents Park development has demonstrated. High occupancy rates and renewal of leases are evidence of confidence in Prudhoe as an industrial location. However shortages of some unit sizes have resulted in some businesses relocating from the Tyne Valley to find suitable premises. Recent examples include businesses moving from Prudhoe to Blaydon. The town has an established manufacturing base and is also home to some pharmaceutical companies, these have some growth prospects. NECC identified relatively high levels of managerial skills within the Tyne Valley, making the area attractive to business.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 38 reported transactions in Prudhoe involving 12,425 sq m of floorspace (see Appendix 6). This represents 5.3% of all deals reported in Northumberland; this corresponds to the town's proportion of stock. The recorded deals have predominantly involved smaller units, some 70% involving units of less than 250 sq m. This predominance is partly due to a higher turnover of smaller units. Certainly larger units at Regents Drive have been built and occupied over this period demonstrating good levels of demand. Furthermore SCA Hygiene has invested significantly in their factory over this period including a substantial extension.

The deals data identifies that the length of time that units are on the market before being taken by an occupier is generally between 6 and 18 months. This is somewhat longer than marketing periods in Hexham and Morpeth where there is a tighter supply. In Prudhoe recorded deals are mainly amongst smaller units, where vacancy rates are relatively high, increasing marketing periods. A tight supply of larger units is reflected in generally shorter marketing periods.

Only one business in Prudhoe responded to the survey. The business has a requirement for storage premises of 100 – 250 sq m with 6-9 metre eaves and 30% office content. It would only consider premises in Prudhoe. The major obstacles to expansion were the cost of premises, market conditions, raising finance and public transport accessibility.

Prudhoe is home to a mix of local, national and international businesses. Manufacturing dominates; there is little demand for distribution warehouses because of the town's relatively poor links to the strategic highway network. The industrial estate also accommodates trade counter uses.



## **2.4 Rents, Yields & Viability**

Asking rents for units of around 1,500 sq ft are around £6.30 psf and for units of 2,500 sq ft, £5.30 psf. Rents for older larger premises on Station Road at the western end of the estate are £2 - £3 psf. The VOA average rental tone for industrial property in Prudhoe is higher than for any other town in Northumberland, demonstrating the strength of market demand as well as the high proportion of modern units of good specification.

Prudhoe has attracted local, national and international businesses. To investors national companies provide stronger covenants, and this reduced investment risk is reflected in low yields. The combination of low yields and high rents improve the overall viability of a development. As a result the viability of industrial development in Prudhoe is less marginal than elsewhere in Northumberland.

However the viability of industrial development in Prudhoe is undermined by the lack of serviced sites which can be developed without substantial abnormal costs. There is evidence of frustrated demand as businesses are unable to find premises of suitable size and specification. If serviced development plots were to become available there might well be companies prepared to build factories for their own occupation and occupiers prepared to take pre-lets, which would reduce developer risk.

## **3 OFFICE PREMISES**

### **3.1 Stock**

The VOA identifies 67 office hereditaments within the NE42 & NE43 postcode areas; these comprise 10,161 sq m. This represents 4.5% of the County's office premises, and 4.8% of the total floorspace. About half of these are in Prudhoe town centre or on the industrial estate. The other half are in various farm building conversions within the surrounding countryside. Many of these conversions are relatively recent and provide good quality offices in attractive countryside with easy access to the A69; they have proved popular with local businesses. In the town centre the Spetchells Centre, a new civic building, houses the library, the town council and various voluntary and community groups; much of the other office stock is upper floors over shops on Front Street, generally of poorer quality. Over 90% of office units are less than 250 sq m (2,700 sq ft).



| Estate                            | Ref | Units     |           |           |           |            |             |             |          |           |
|-----------------------------------|-----|-----------|-----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                                   |     | < 50      | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL     |
| Low Prudhoe                       | E12 | 0         | 0         | 1         | 0         | 0          | 1           | 0           | 0        | 2         |
| Stocksfield Hall – Business Units | E29 | 5         | 2         | 4         | 0         | 0          | 1           | 0           | 0        | 12        |
| Bywell – Home Farm                | E30 | 0         | 0         | 2         | 1         | 0          | 0           | 0           | 0        | 3         |
| Prudhoe Town Centre               |     | 13        | 8         | 3         | 1         | 0          | 1           | 0           | 0        | 26        |
| Bearl Farm, Stocksfield           |     | 0         | 3         | 6         | 0         | 0          | 0           | 0           | 0        | 9         |
| Dene Workshops, Mickley Square    |     | 5         | 2         | 0         | 0         | 0          | 0           | 0           | 0        | 7         |
| Elsewhere in NE42 & NE43          |     | 2         | 1         | 4         | 1         | 0          | 0           | 0           | 0        | 8         |
| <b>TOTAL</b>                      |     | <b>25</b> | <b>16</b> | <b>20</b> | <b>3</b>  | <b>0</b>   | <b>3</b>    | <b>0</b>    | <b>0</b> | <b>67</b> |

### 3.2 Availability

The office market in Prudhoe and the surrounding area mainly comprises small units meeting the needs of local businesses. In these more localised markets the availability of property is more likely to go unreported and the smallest units may also not be marketed on national property databases. No available premises in Prudhoe and the surrounding area are identified on these databases and the Council's Employment Sites Schedule records that there are no vacant units at Stocksfield Hall or Home Farm. We would however expect to find some vacancies amongst the poorer town centre stock.

### 3.3 Demand

With no evidence of vacant office units in Prudhoe and the surrounding area, it would appear that demand is strong and there may be some requirements that cannot be accommodated. The Employment Sites Schedule identifies that at Stocksfield Hall and Home Farm some businesses are occupying multiple units which are not contiguous; suggesting that demand for larger units cannot be adequately met by the existing stock and that businesses are having to compromise on their requirements because of a shortage of offices of appropriate size and specification.

Office occupiers include consultancies, engineering design, training and software businesses. This part of the Tyne Valley combines easy access to Tyneside from villages and towns set in rolling countryside; there is a pool of people with managerial skills and access to skilled staff. These provide strong reasons for businesses to stay in the area even if their accommodation is not ideal.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be



reported in areas where there are greater numbers of large units; Prudhoe is not one of these. Since January 2000 just one transaction has been reported; this was the letting of a modern detached office building on the industrial estate.

| Address                     | Size<br>(sq m) | Transaction      | Days on<br>Market | Incentives | Analysis   |
|-----------------------------|----------------|------------------|-------------------|------------|------------|
| Telecom House, Station Road | 2,830          | Letting May 2007 | NK                | NK         | £11.65 psf |

Clearly the fact that Stocksfield Hall and Home Farm are fully occupied is evidence that demand is stronger than this transaction data suggests.

### 3.4 Rents, Yields & Viability

The VOA tone of rent ranges from £5 psf for upper floors above shops on Front Street to £11.60 psf for single rooms in the new Spetchells Centre. The tone is around £5 psf at Stocksfield Hall and £8 psf at Bearl Farm where new buildings complement converted stone farm buildings. The rent achieved at Telecom House in 2007 is broadly comparable with rents for similar accommodation on industrial estates on Tyneside.

Past provision of office floorspace in Prudhoe and the surrounding area has either been bespoke development for particular occupiers (e.g. Telecom House), direct development by the public sector (e.g. Spetchells Centre), or through conversion of farm buildings. Costs of conversion are typically lower than for new build, enabling conversions to proceed off lower rents. Conversion schemes can also be carried out incrementally, reducing exposure to risk and the overall level of cost at any one time.

At the height of the market speculative development of new offices might have been possible if serviced sites of sufficient size had been available. Office developers considered land at Low Prudhoe, but the high abnormal costs of site preparation undermined the viability of development. Since then rents for business park offices in and around Tyneside have fallen, so that now, even if suitable sites were available, speculative office development is unlikely to be viable without gap funding.



## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Prudhoe as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014). Half of this land is at Newlands, the deallocation of which is proposed by the ELR. This remote site in the green belt has been vacant for many years and substantial abnormal costs would be involved in its redevelopment for employment uses, and as result it can be disregarded as a deliverable employment site. Similarly some of the available land at Low Prudhoe is on the site of the former West Wylam colliery and here too abnormal costs undermine the viability of development, suggesting the need for public sector support to make any scheme viable.

| Estate                               | Estate Ref | Total Area (ha) | Available Area (ha) |
|--------------------------------------|------------|-----------------|---------------------|
| Low Prudhoe                          | E12        | 46.06           | 5.65                |
| Eltringham                           | E17        | 3.78            | 0                   |
| Stocksfield – Adj Station            | E27        | 0.26            | 0.26                |
| Mickley Square – Tyne Valley Nursery | E28        | 1.23            | 0                   |
| Stocksfield Hall – Business Units    | E29        | 0.73            | 0                   |
| Bywell – Home Farm                   | E30        | 0.74            | 0                   |
| Newlands – Marley Tile Co            | E32        | 6.26            | 6.26                |
| <b>Total</b>                         |            | <b>59.06</b>    | <b>12.17</b>        |

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. These are replicated in the table below. Extensions to buildings are excluded.

Take-up of employment land over this 16 year period has totalled 5.16 ha; of which just 0.62 ha has been for office development.

| Estate      | Site Ref | Building Area (sq m) | Land Area (ha) | Comments             |
|-------------|----------|----------------------|----------------|----------------------|
| Low Prudhoe | E12/06   | 2,048                | 0.62           | Telecom House office |
|             | E12/26.1 | 460                  | 0.20           | Factory              |
|             | E12/26.2 | 460                  | 0.24           | Factory              |
|             | E12/26.3 | 644                  | 0.24           | Factory              |
|             | E12/26.4 | 920                  | 0.44           | Warehouse            |



|              |          |               |             |                    |
|--------------|----------|---------------|-------------|--------------------|
|              | E12/26.5 | 890           | 0.45        | Warehouse          |
|              | E12/26.6 | 1820          | 0.50        | Factory            |
|              | E12/26.7 | 1380          | 0.64        | Factory            |
|              | E12/27   | 1200          | 0.40        | Salem Tube factory |
|              | E12/36   | 14,607        | 1.43        | Salem Tube factory |
| <b>Total</b> |          | <b>24,429</b> | <b>5.16</b> |                    |

### 4.3 Implied Supply

In the 16 year period since 1999, 5.16 hectares have been taken-up for employment purposes. This equates to 0.32 ha per annum. When compared with development rates elsewhere in Northumberland where the employment land supply has not been constrained this is lower than might be expected. Quantitatively the 12.17 hectares of available employment land would notionally be sufficient for the plan period. However given the qualitative constraints of the sites the supply is likely to be inadequate. Discounting Marley Tiles and Site D at Low Prudhoe, available land equates to just 4.74 ha which assessed against past take-up, albeit constrained, equates to 18 years supply.

### 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| Estate                       | ESS Site Ref | Area (ha)     | IA / RP | BF / GF | < 2 km from SHN |
|------------------------------|--------------|---------------|---------|---------|-----------------|
| Low Prudhoe                  | E12/B        | 0.575         | IA      | GF      | N               |
|                              | E12/C2       | 3.904         | RP      | BF      | N               |
|                              | E12/D        | 1.174         | RP      | BF      | N               |
| Stocksfield – Adj to Station | E27          | 0.264         | RP      | BF      | N               |
| Newlands – Marley Tile Co    | E32          | 6.259         | RP      | BF      | N               |
| <b>Total</b>                 |              | <b>12.176</b> |         |         |                 |

Against these three key indicators of quality, there are no sites that are immediately available, greenfield and within a 2km drive of the strategic road network. With the exception of a small plot on Low Prudhoe Industrial Estate there are no sites that could be developed without significant abnormal cost sites to meet demand in the short term. The 3.90 ha plot at Low Prudhoe, although greenfield in appearance, has buried remains of its former colliery use and requires substantial infilling. At Stocksfield the former station yard and at Newlands the derelict brickworks have both been unused for many years; primary evidence of a lack of market demand.



## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths  | Weaknesses  |
|--|---|
| <ul style="list-style-type: none"> <li>• Strong market demand for manufacturing premises.</li> <li>• Strong demand for rural workspace in countryside between the A69 and the Tyne.</li> <li>• Existing cluster of manufacturing businesses</li> <li>• Low Prudhoe is immediately adjacent to passenger railway station.</li> <li>• Low Prudhoe has good quality existing premises</li> <li>• Tyne Valley provides attractive countryside within easy reach of Tyneside</li> </ul> | <ul style="list-style-type: none"> <li>• Restricted availability of sites with low abnormal costs</li> <li>• Restricted supply of offices</li> <li>• Poor access to dual carriageways and motorways</li> <li>• Difficult to identify new sites given topographical constraints and green belt</li> <li>• IT infrastructure poor.</li> </ul> |
| Opportunities  | Threats   |
| <ul style="list-style-type: none"> <li>• Potential for more re-development of plots at western end of Low Prudhoe</li> <li>• Could absorb frustrated demand from Hexham</li> <li>• Potential offer cost effective alternative to sites in Tyneside.</li> </ul>   | <ul style="list-style-type: none"> <li>• Loss of requirements to Gateshead or other locations</li> <li>• Pressure to develop available sites for other uses including housing.</li> </ul>   |

The ELR proposes that the employment protection is removed from two of these sites – Newlands and Mickley Square. Having regard to the constraints of the former and the established use of the latter, these proposals are appropriate. Stocksfield Station Yard, which has also been unoccupied for many years could also be de-allocated without a detrimental impact on the local economy.

The ELR proposes that the boundary of Low Prudhoe Industrial Estate is modified. The high abnormal cost of developing Site D to the south of the A695 effectively precludes its development for employment purposes without significant public sector support. Allowing a wider range of commercial uses should be considered, but whether a higher value use of the site would generate sufficient value to enable viability would require further research.

The ELR proposes further provision of office and industrial land in Prudhoe in the order of 10-15ha. It considers that the proposed Prudhoe Hospital mixed use site could represent an appropriate 7 ha B1 allocation for local requirements, but that a further allocation may also be required and the potential for an additional 5 ha B-class allocation adjacent to site E17 (the Hammerite factory at Eltringham) was a possible option. The Prudhoe Hospital site is now to be developed for residential use. This reduces the town's options for employment development, though the site was not considered as an appropriate industrial site by agents.



The ELR provides no evidence for the scale of the proposed allocation; and as a reality check it is worth comparing the 10-15 ha against the scale of the existing estates and to take-up rates in towns where the market has not been constrained. Low Prudhoe and Eltringham together have a net developable area of 52.8 ha. A 10 ha allocation would equate to a 19% increase; and 15 ha, a 28% increase in the amount of industrial land at Prudhoe.

Development activity at both Cramlington and Alnwick cannot be said to have been constrained by lack of serviced sites. Cramlington, which has three times as much industrial and office floorspace, has seen take-up averaging 1.39 ha per annum. Alnwick has a third of the amount of industrial floorspace but 77% more office floorspace than Prudhoe, has seen average take-up for employment uses of 0.81ha per annum. Against these comparators Prudhoe could expect take-up of somewhat less than 1 ha per annum. On this basis an allocation of 15 ha for a 15 year plan period seems generous particularly given the time that it could take to identify and provide infrastructure to an appropriate site. A 10 ha allocation seems more appropriate.

Whilst agents consider that further allocations for industrial development would be appropriate at Eltringham / Low Prudhoe, market demand for offices seems strongest in the countryside to the north of the Tyne which benefits from easy access to the A69. Whilst some office provision should be incorporated into the mix of uses on a new employment land allocation, further opportunities for the market to provide offices through farm conversions and extensions of established rural workspace schemes. The popularity of Prestwick Park demonstrates the strong demand for rural workspace with easy access to Tyneside via dual carriageways.

When allocating additional sites the Council should also acknowledge that neighbouring towns such as Hexham and Ponteland have constrained markets for employment premise and to some extent the levels of allocation in these competing locations could impact on future take-up in Prudhoe. If substantial serviced employment land were to be made available at Hexham this could satisfy requirements that otherwise might have gone to Prudhoe and vice versa.





## CORBRIDGE



### 1. INTRODUCTION

#### 1.1 The Town

Corbridge is a small town in the south of Northumberland which has a population of approximately 3,500. The town is approximately 3½ miles east of Hexham and 16 miles west of Newcastle upon Tyne.

Corbridge is served by the A69 dual carriageway which skirts the town to the north and provides fast road connections to Hexham, Newcastle and the A1. The B6529 and B6530 link the town centre to the A69. The town has a number of small occupiers including shops and pubs which serve both the local community. The river Tyne flows to the south of the town and is crossed by a narrow bridge that can only take traffic in one direction at any time. To the south of the Tyne are a few buildings including Corbridge railway station, which is on the Newcastle – Carlisle line;



trains serving the towns and villages along the Tyne Valley stop frequently and the service is slow. On the south side of the railway line is a small industrial area.

## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Corbridge and the surrounding area. This area extending to the A68 to the east and the County boundary to the south includes rural settlements such as Riding Mill, Aydon, Steel and Slaley.

| Estate                                   | Ref |
|--|-----|
| Corbridge – Station Yard                 | E16 |
| Riding Mill - Wentworth Grange Care Home | E34 |

Our analysis of VOA data identifies an additional concentration of employment premises in Corbridge town centre where there are various offices and workshops. North of the A69 Shawwell Business Centre provides 8 office suites within redeveloped stone farm buildings.

The table below summarises the views of 7 respondents to the business survey situated in the Corbridge area. These businesses are based in offices, shops and in one case, at home.

| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               | 4         | 3    |              |      |           |
| The area surrounding your premises                         | 4         | 3    |              |      |           |
| The quality of life  | 6         | 1    |              |      |           |
| Availability of housing for employees                      | 4         | 1    |              | 1    |           |
| Quality of local road network                              | 2         | 2    | 3            |      |           |
| Public transport accessibility                             | 1         | 3    | 2            | 1    |           |
| Skills & qualifications of the available labour supply     | 1         | 3    | 1            | 1    |           |
| Access to your customers                                   | 2         | 3    | 2            |      |           |
| Access to supply chains                                    | 1         | 3    | 3            |      |           |
| Access to ports / airports                                 | 1         | 4    | 1            |      |           |
| Quality of IT infrastructure (broadband / mobile coverage) |           | 4    | 3            |      |           |
| Quality of utilities infrastructure                        | 1         | 3    | 2            | 1    |           |



This sample identifies that businesses are largely pleased with Corbridge as a business location, with all these aspects being rated as excellent or good by at least half, and in some cases all, of the respondents.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses two existing employment areas. Corbridge is rated as “Average” and Wentworth Grange as “Lower”.

| Estate                        | Ref | Role of Site              | Quality |
|-------------------------------|-----|---------------------------|---------|
| Corbridge – Station Yard      | E16 | Mixed use employment area | Average |
| Riding Mill- Wentworth Grange | E34 | Care home                 | Lower   |

At Station Yard the industrial estate comprises a narrow strip of land beside the railway where there is a mix of uses including a children’s nursery. The buildings range in quality and age. There is very little land available for future development and overall the ELR regarded the site as attractive for small, local businesses and with the potential to intensify the amount of office space within the small amount of land available.

The ELR identifies the need for additional employment land in and around Hexham and Prudhoe and considers opportunities in this area. *“On balance it is considered that the significant constraints that would need to be overcome in this area (not least the need for a substantial Green Belt release) would be out of proportion for an area that has in the past been identified in policy terms as a secondary residential settlement reliant on small employers in mixed use/town centre sites. In addition, the area is in relatively close proximity to the larger settlements of Hexham, Ponteland and Prudhoe which arguably have greater potential for employment land provision. Consequently, no further allocations are recommended”.*

Wentworth Grange is used as a care home. This large pre-war house is in good condition and due to the steep and wooded nature of the site there is no further space for development. The site is within the Green Belt and the access is a narrow single lane road. The ELR notes the physical constraints and the established use as a care home and recommends that the existing employment protection is removed.

The ELR assessed 19.5 ha of land on the east side of Corbridge (ELR16) for its suitability for employment use. The site was proposed by Northumberland Estates for a mixed use development for leisure, tourist facilities, tourist accommodation and affordable housing. The ELR considered no strong need for additional employment land in Corbridge, given the size and secondary role of the settlement; but that the site may provide an opportunity to enhance the tourism offer in this area.



## 1.4 Findings of Workshop for Agents and Developers

Corbridge is an attractive settlement within commuting distance of Tyneside and with good access to the A69 dual carriageway. Within the local population there are strong representations of professional and managerial skills. Corbridge does not have a distinctive employment role, being largely overshadowed by Hexham and Prudhoe which are larger towns with a greater critical mass of businesses. There are small offices and workshops beside the station but these are distant from the town centre, which is where businesses would prefer to be.

## 2 INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 29 industrial hereditaments within the Corbridge and surrounding rural area, comprising 4,958 sq m. This represents 1% of the County's industrial premises, and 0.3% of the total floorspace, indicating the relatively small size of units in this part of the County and the limited economic role of Corbridge.

| Estate                   | Ref | Units    |          |           |           |            |             |             |          | TOTAL     |
|--------------------------|-----|----------|----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                          |     | < 50     | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |           |
| Corbridge – Station Yard | E16 | 1        | 2        | 1         | 0         | 1          | 0           | 0           | 0        | 5         |
| Elsewhere in Corbridge   |     | 1        | 2        | 6         | 2         | 0          | 0           | 0           | 0        | 11        |
| Elsewhere in wider area  |     | 3        | 2        | 6         | 2         | 0          | 0           | 0           | 0        | 13        |
| <b>Total</b>             |     | <b>5</b> | <b>6</b> | <b>13</b> | <b>4</b>  | <b>1</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>29</b> |

The largest unit is the 720 sq m Corbridge Furniture Company factory at Station Yard. Some 83% of industrial units are less than 250 sq m. Somewhat over half of industrial premises are at Corbridge, with concentrations on Princes Street and at the station; the remaining workshops are scattered through a wide rural area including sawmills at Dilston and Healey.

### 2.2 Availability

Databases of available premises identify that there are no properties currently on the market in Corbridge and the surrounding area.

However smaller units for which demand is likely to be local are not always advertised on national property databases and the Council's 2013/14 Employment Sites Schedule which is likely to be more representative of typical availability, identifies five vacant units at Station Yard site ranging from 22 – 143 sq m. Three of these are offices and the other two stores.



## 2.3 Demand

The table below compares the size of available industrial units against the stock as a whole. It should be noted that in this area more localised markets mean that the availability of property is more likely to go unreported. It should also be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded.

|                            | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|----------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                            | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Industrial Units  | 5                | 6        | 13        | 4         | 1          | 0           | 0           | 0      | 29    |
| Available Industrial Units | 1                | 1        | 0         | 0         | 0          | 0           | 0           | 0      | 2     |
| Vacancy Rate %             | 20               | 17       | 0         | 0         | 0          | 0           | 0           | 0      | 7     |

The overall vacancy rate of 7% suggests that the market is broadly in equilibrium, though the sample size is small. Amongst units of less than 100 sq m the vacancy rate appears higher.

Since January 2000 no industrial transactions have been reported in the Corbridge area. Having regard to the local nature of the market and the small size of units, under-reporting on national databases is to be expected, and some re-use of existing premises is likely to have happened over this period.

Seven businesses in Corbridge responded to the survey, none of these occupied industrial premises. Their responses are considered in section 3 below.

## 2.4 Rents, Yields & Viability

The settlements in this area are small and dispersed. Corbridge itself is the largest town in the locality, yet it does not have a critical mass of employment premises. It is a small marketplace.

Occupiers are typically local businesses operating from a single unit, and serve the local community. To investors they provide poor covenant strength and this will be reflected in high yields.

Due to the shortage of available premises and lack of speculative development in the surrounds any existing stock coming onto the market may attract a premium. However most businesses requiring industrial premises would include Hexham and/or Prudhoe within their area of search; and though the markets in these towns are also constrained, finding premises of suitable size and specification will be easier than in Corbridge.



The VOA tone of value is from £1.20 to £4 psf. These low rents reflect the ability to pay of small local businesses with a restricted customer base.

The combination of low rents and high yields will undermine the viability of development. There is no realistic prospect of private sector speculative development and the market is dependent on direct development by the public sector for the delivery of new buildings. In such conditions, absent of public sector commitment to direct development, the provision of small serviced plots to enable occupiers to build units for their own occupation, and a flexible planning response to the conversion or change of use of buildings, is appropriate.

### 3 OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 35 office hereditaments within Corbridge and the surrounding area comprising 4,215 sq m of floorspace. The VOA has assessed the suites within the Corbridge Business Centre and The Arches as single hereditaments. Treating these as 8 and 3 suites respectively, there are 44 offices in total, representing 2.9% of the County's office premises, and 2.4% of the total floorspace, indicating the limited role of Corbridge in the County's office market. Just 38% of these units are in the centre of Corbridge.

Small units dominate provision; some 93% are less than 250 sq m. The largest is an office of 509 sq m at Aydon South Farm to the north of Corbridge.

| Estate                   | Ref | Units     |           |           |           |            |             |             |          | TOTAL     |
|--------------------------|-----|-----------|-----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                          |     | < 50      | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |           |
| Corbridge – Station Yard | E16 | 8         | 3         | 0         | 0         | 0          | 0           | 0           | 0        | 11        |
| Elsewhere in Corbridge   |     | 5         | 5         | 6         | 1         | 0          | 0           | 0           | 0        | 17        |
| Shawwell Business Centre |     | 1         | 5         | 2         | 0         | 0          | 0           | 0           | 0        | 8         |
| Elsewhere in wider area  |     | 2         | 3         | 1         | 1         | 1          | 0           | 0           | 0        | 8         |
| <b>Total</b>             |     | <b>16</b> | <b>16</b> | <b>9</b>  | <b>2</b>  | <b>1</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>44</b> |

#### 3.2 Availability

Databases of available premises identify one available office property in the centre of Corbridge and the Council's 2013/14 Employment Sites Schedule identifies five vacant units at Station Yard of which three are offices. The details of the former are summarised below





| Building                               | Address                     | Size (sq m) | Asking Rent / Price | Date on Market | Analysis  |
|--|-----------------------------|-------------|---------------------|----------------|-----------|
| 1 <sup>st</sup> Floor, St Helens House | St Helens Street, Corbridge | 90          | £4,500 pa           | 15/10/2013     | £4.64 psf |

### 3.3 Demand

The table below compares the size of available office units against the stock as a whole. It should be noted that in this area more localised markets mean that the availability of property is more likely to go unreported. It should also be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded. For this analysis the 8 suites at Corbridge Business Centre are treated separately.

|                        | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                        | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Office Units  | 16               | 16       | 9         | 2         | 1          | 0           | 0           | 0      | 44    |
| Available Office Units | 2                | 1        | 1         | 0         | 0          | 0           | 0           | 0      | 4     |
| Vacancy Rate %         | 13               | 6        | 11        | 0         | 0          | 0           | 0           | 0      | 9     |

The overall vacancy rate of 9% suggests that the market is broadly in equilibrium, though some caution is required because the sample size is small. Amongst units of less than 50 sq m the vacancy rate is higher but these smallest units are typically let on flexible terms and higher vacancy rates are therefore normal. The two vacant units are at Corbridge Business Centre; at Shawwell all suites are occupied.

Since January 2000 two office transactions have been reported, both in the centre of Corbridge. Having regard to the local nature of the market and the small size of units, under-reporting on national databases is to be expected.

| Address                              | Size (sq m) | Trans-action | Date       | Days on Market | Analysis |
|--------------------------------------|-------------|--------------|------------|----------------|----------|
| Vicar's Pele Tower                   | 45          | Sale         | 04/12/2013 | 78             | £140,000 |
| St Helens House,<br>St Helens Street | 138         | Letting      | 01/07/2012 | 1506           | N/K      |

Seven businesses in Corbridge responded to the survey, four of which operate from office premises, one works from home and two occupy shops. All were small local companies six based



in Corbridge and one in Slaley. Two businesses expected to take alternative or additional office premises, both are currently at Corbridge Business Centre. One required 50-100 sq m of space in the next two years and wanted to be in Hexham. The other expected to require larger premises (between 100-250 sq m) in the next 3-5 years and wanted to remain within Corbridge. The other two respondents do not expect to require premises in the next ten years. Both respondents considered finding premises of a suitable size, and the lack of development land as major obstacles in the way of business expansion. There is particular difficulty in being able to find good quality office space with excellent IT infrastructure in and around Hexham and Corbridge and there is very little land available for office development.

### 3.4 Rents, Yields & Viability

Occupiers are typically local businesses operating from a single unit, and serving the local community. To investors they provide poor covenant strength and this will be reflected in high yields.

The VOA has applied rents of £3.50 to £8.40 psf to office hereditaments in the NE45 postcode area. The highest rents have been applied to offices in Corbridge town centre and at the Corbridge Business Centre. These rents are insufficient to support speculative office development.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. In such conditions, absent of public sector commitment to direct development, flexible planning policies which allow businesses to convert premises to office accommodation is most appropriate.

## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Corbridge as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014). There is no land available at either site.

| Estate                                  | Estate Ref | Total Area (ha) | Available Area (ha) |
|---|------------|-----------------|---------------------|
| Corbridge                               | E16        | 0.85            | 0.00                |
| Riding Mill- Wentworth Grange Care Home | E34        | 1.72            | 0.00                |
| <b>Total</b>                            |            | <b>2.57</b>     | <b>0.00</b>         |





## 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. Extensions to buildings are excluded.

The only take-up of land for B-Class uses on allocated employment sites over this 16 year period was 0.35 ha at Corbridge Business Centre which was developed in phases from 2000 onwards. This equates to 0.02 ha per annum, but take-up is likely to have been constrained by lack of development opportunities.

| Estate       | Site Ref | Building Area<br>(sq m) | Land Area<br>(ha) | Comments                  |
|--------------|----------|-------------------------|-------------------|---------------------------|
| Corbridge    | E16      | 1223                    | 0.35              | Corbridge Business Centre |
| <b>Total</b> |          | <b>1223</b>             | <b>0.35</b>       |                           |

## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths   | Weaknesses   |
|---|--|
| <ul style="list-style-type: none"> <li>• Prosperous town within commuting distance of Tyneside</li> <li>• Good demand for offices in town</li> <li>• Rated highly as a business location</li> <li>• Professional and managerial skills</li> <li>• Station site has immediate access to passenger train service</li> </ul> | <ul style="list-style-type: none"> <li>• Limited demand for industrial,</li> <li>• Private sector speculative development not viable</li> <li>• Access to A69 from Station Yard is through centre.</li> <li>• Limited opportunities for new employment premises on north side of river.</li> </ul>   |
| Opportunities   | Threats  |
| <ul style="list-style-type: none"> <li>• Some further capacity at both sites</li> <li>• Healthy business start-up rate</li> <li>• Local community likely to have high proportion of business owners/managers</li> </ul>   | <ul style="list-style-type: none"> <li>• Very limited opportunities for expanding businesses to remain in town</li> <li>• Adjoining towns of Prudhoe and Hexham also have constrained land supplies</li> <li>• Competition for sites from housing</li> <li>• No available allocated land for new development and Green Belt restricts windfall new build.</li> </ul> |

The ELR proposes the removal of employment protection from Wentworth Grange Care Home at Riding Mill. Having regard to its established use and restricted capacity to accommodate employment development elsewhere on the site this is appropriate.



The workshops and offices in the centre of Corbridge are of relatively low specification in old buildings. The Corbridge & Shawwell Business Centres provide modern serviced office suites of higher specification. Both are some way away from the centre and for the former access to the A69 is through the centre of Corbridge. The ELR considers that there may be capacity for in-fill development at Station Yard, but the narrow site is constrained by topography and whilst there may be opportunities for redevelopment of older premises at the eastern end of the site, these would be small scale and would require up-front expenditure on improving the access from Tinklers Bank, both of which will impact on viability.

Unlike Hexham, access from the A69 to Corbridge does not require crossing the Tyne. Given the apparent demand, relative restricted supply of land and premises, and confidence of existing businesses in Corbridge as a business location, a small office park on the north-western edge of the town offering easy access to both the dual carriageway and the town centre services, could meet local demand from Corbridge and the surrounding area. The ELR recommended no further allocations because of Green Belt and other policy constraints and because *“the area is in relatively close proximity to the larger settlements of Hexham, Ponteland and Prudhoe which arguably have greater potential for employment land provision.”* As all these towns have similar policy constraints and shortages of allocated employment land, opportunities to allocate employment land of a scale suitable to the size of the settlement should also be considered at Corbridge. However the provision of any additional land will be dependent on the approach to allocations ultimately taken forward in larger towns within the same market, which could cater for demand in Corbridge. If no additional employment land is provided a positive policy approach to building conversion could provide for bespoke requirements as they arise.



## PONTELAND



### 1. INTRODUCTION

#### 1.1 The Town

Ponteland is a town on the edge of the Tyneside conurbation which adjoins the executive housing estate of Darras Hall. It has a population of around 11,000. Ponteland is around 7 miles north west of Newcastle, 7 miles west of Cramlington and 9 miles south of Morpeth.

Newcastle International Airport is around 1½ miles south-east of Ponteland town centre. From the airport the A696 provides a dual carriageway link to the A1 Newcastle Western Bypass and the Tyne & Wear Metro provides rail connections within the conurbation.

This assessment also incorporates the villages of Prestwick to the east, Heddon-on-the-Wall & Horsley to the south and Belsay to the north-west.



## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Ponteland and the surrounding area.

| Estate                       | Ref |
|------------------------------|-----|
| Ponteland – Meadowfield      | D05 |
| Berwick Hill – West End Farm | D09 |
| Newcastle Airport            | D22 |

Meadowfield is an established industrial estate laid out in the late 1960's and which now accommodates various industrial units and some non B-use class occupiers including Ponteland Primary Care Trust, a veterinary surgery and a builders' merchant. The estate is surrounded by residential properties and, near the southern entrance, the former auction mart site has been redeveloped as sheltered housing.

At West End Farm, Berwick Hill there is a mix of retail and agricultural units in converted farm buildings, some of the retail units have ancillary workshops. The land at Newcastle Airport is allocated as employment land but has since been developed for car parking, with extant permission for further such development.

Our analysis of VOA data identifies additional concentrations of employment premises in the following locations which are briefly described below. To the north-east of Ponteland there are also small clusters of employment premises on the Blagdon Estate, which are closer to Cramlington and which we assess in the Cramlington chapter. These include Blagdon Kennels, Horton Grange offices and the Milkhope Centre.

- Ponteland Village Centre: buildings of varied age, size and type providing 37 office units.
- Prestwick Park barn conversions and new buildings providing 15 office suites arranged around a courtyard, a quarter of a mile north of the A696 dual carriageway a mile east of Ponteland,.
- Dissington Hall Enterprise Hub: 5 office suites in a listed building, two miles to the west of Darras Hall.
- Horsley Business Centre: 12 office suites within two new buildings with stone elevations, on the south side of the A69 four miles south west of Darras Hall
- Vallum Farm, East Wallhouses: 12 workshop and office units within converted farm buildings seven miles south west of Ponteland

The table below summarises the views of 4 respondents to the business survey situated in the Ponteland area. It should be noted that none of the respondents are on Meadowfield Industrial



Estate, they are all in converted buildings outside of the built-up area including two at Dissington Hall.

| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               | 1         | 1    | 1            | 1    |           |
| The area surrounding your premises                         | 2         | 1    | 1            |      |           |
| The quality of life  | 1         | 3    |              |      |           |
| Availability of housing for employees                      |           | 1    | 1            | 1    | 1         |
| Quality of local road network                              |           | 1    | 1            | 2    |           |
| Public transport accessibility                             |           |      |              | 2    | 2         |
| Skills & qualifications of the available labour supply     |           | 1    | 2            | 1    |           |
| Access to your customers                                   |           | 2    |              | 2    |           |
| Access to supply chains                                    |           | 2    | 2            |      |           |
| Access to ports / airports                                 | 2         | 1    | 1            |      |           |
| Quality of IT infrastructure (broadband / mobile coverage) |           | 1    | 1            | 1    | 1         |
| Quality of utilities infrastructure                        |           | 2    | 1            |      | 1         |

This small sample includes diverse opinions, but the quality of life, the surrounding area and access to ports & airports are rated highly whereas public transport accessibility is regarded as poor.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses three existing employment areas. Meadowfield is rated as “Higher” quality, Newcastle Airport as “Average” and West End Farm as “Lower”.

| Estate                       | Ref | Role of Site                 | Quality |
|------------------------------|-----|------------------------------|---------|
| Ponteland – Meadowfield      | D05 | General industrial estate    | Higher  |
| Berwick Hill – West End Farm | D09 | Retail / Agricultural uses   | Lower   |
| Newcastle Airport            | D22 | Car parking to serve airport | Average |

The study suggests that given its close proximity and high quality road access to Newcastle, Ponteland functions as part of the regional capital. There is only one employment site located within Ponteland itself; this is Meadowfield (D5). This industrial estate contains a mix of uses including general industrial uses, offices and healthcare uses. The premises are in average condition with very low vacancy levels and very little additional land available for development.



Expansion of the estate is prevented by surrounding residential areas and the relocation of the estate from the village centre has been considered in the past.

To the north-east of Ponteland, West End Farm, Berwick Hill (D9) agricultural and retail uses occupy converted farm buildings. The ELR considers that this site would be unattractive to B-class employment users should it become available, though nearby farm building conversions have provided workspace on the Blagdon Estate (see Cramlington).

The employment land allocation at Newcastle Airport (D22) is partly in use for car parking, whilst the remainder of the site consists of greenfield land in agricultural use. The site is held for expansion of the airport and it is understood that the airport intends to use the area for additional car parking and direct airport uses in the future.

The ELR proposes the existing employment protection is removed from West End Farm and that the land at the Airport is re-designated as airport expansion land as it is unlikely to contribute to the employment land supply.

The ELR considers that there is sufficient demand to justify a small, high quality, B1 development in Ponteland of around 5 ha. It regards Clickemin Farm (ELR26) as a possible future site but one that may need to be mixed use to be deliverable. A further option could involve the allocation of land to the north and east of Dobbies Garden Centre, to the south-east of Ponteland along the A696. The exact amount of employment land required would depend upon the future role of Ponteland as a settlement, which would be defined as part of the Local Plan process, though it was recognised that this is an area of strong market demand.

The ELR also assessed land adjoining the A69 North of Wylam which had been put forward for housing and roadside service or tourism use. This site is within the Green Belt and divorced from settlements, it scored poorly in the assessment process and was rejected as an employment site.

#### **1.4 Findings of Workshop for Agents and Developers**

Meadowfield Industrial Estate has been steadily eroded by the development of non-employment uses and agents stated that it is no longer fit for purpose and is now very constrained. When industrial units become available they are taken up quickly because opportunities are infrequent. There was general agreement that relocating the industrial estate to the eastern edge of town would be better and that there would be capacity in the market for additional units to be provided.

There is also demand for additional office provision; Prestwick Park has let well and is nearly fully occupied. The town would benefit from a high quality office development to allow for new start-ups and businesses moving out of other areas; Ponteland has a high number of business owners/creators. As the market improves another small scheme could be expected to do well. The preferred location would be on east side of the town which is easily accessible, but to the west of the Airport. Agents considered that a site near Dobbies Garden Centre / The Badger public house would be a good location or land to the north of the B6545 link road. The Council





proposes the redevelopment of the High School and Leisure Centre on land to the east of their current sites this would provide land for development fronting the B6323. This is not as prominent a location but is closer to the town centre.

There is some demand for small scale office space in villages around Ponteland that are within easy access of Tyneside, such as Horsley and Heddon. In the past this has been met through conversion or replacement of redundant farm buildings. Similar provision and the extension of existing schemes can be anticipated in the future.

## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 63 industrial hereditaments within Ponteland and the wider area comprising 20,852 sq m. This represents 2.3% of the County's industrial premises, and 1.2% of the total floorspace, indicating the relatively small size of units in this part of the County. Some 40% of units are at Meadowfield and 70% of the units are within the NE20 postcode area. The largest industrial unit is Kirkley sawmill (2,400 sq m); some 84% of units are less than 500 sq m.

With regard to the population of the town the stock of industrial premises is relatively small.

| Estate   | Ref | Units (sq m) |           |           |           |            |             |             |          |           |
|--|-----|--------------|-----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|  |     | < 50         | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL     |
| Ponteland – Meadowfield                            | D05 | 5            | 7         | 3         | 3         | 1          | 5           | 1           | 0        | 25        |
| Berwick Hill – West End Farm                       | D09 | 0            | 1         | 0         | 0         | 0          | 0           | 0           | 0        | 1         |
| Elsewhere in NE20 e.g.<br>Belsay, Kirkley & Matfen |     | 3            | 4         | 5         | 4         | 1          | 0           | 1           | 0        | 18        |
| Vallum Farm, East Wallhouses                       |     | 3            | 6         | 1         | 0         | 0          | 0           | 0           | 0        | 10        |
| Elsewhere in NE15 & NE18<br>e.g. Horsley & Heddon  |     | 0            | 4         | 3         | 1         | 1          | 0           | 0           | 0        | 9         |
| <b>TOTAL</b>                                       |     | <b>11</b>    | <b>22</b> | <b>12</b> | <b>8</b>  | <b>3</b>   | <b>5</b>    | <b>2</b>    | <b>0</b> | <b>63</b> |

### 2.2 Availability

Databases of available premises identify that three properties are currently on the market in Ponteland and the surrounding area. This represents 1.2% of the County's available industrial



premises, and 1.4% of the total floorspace, which relative to its share of population is low and is evidence that the market is constrained. See table below.

| Address             | Size  |        | Asking Rent | Date on Market | Comments                 |
|---------------------|-------|--------|-------------|----------------|--------------------------|
|                     | Sq m  | Sq ft  | £ / sq ft   |                |                          |
| Meadowfield         | 490   | 5,270  | £3.60       | Oct 2014       |                          |
| Meadowfield Court   | 1,022 | 11,000 |             |                | For Sale Asking £1.7m    |
| Unit 2, Meadowfield | 1,276 | 13,735 |             | Oct 2014       | For Sale Asking £430,000 |

## 2.3 Demand

The table below compares the size of available industrial units against the stock as a whole. We have restricted this analysis to units in the town itself; in the surrounding area more localised markets mean that the availability of property is more likely to go unreported. It should also be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded.

|                            | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|----------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                            | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Industrial Units  | 11               | 22       | 12        | 8         | 3          | 5           | 2           | 0      | 63    |
| Available Industrial Units | 0                | 0        | 0         | 1         | 0          | 2           | 0           | 0      | 3     |
| Vacancy Rate %             | 0                | 0        | 0         | 12        | 0          | 40          | 0           | 0      | 5     |

The overall vacancy rate of 5% is indicative of undersupply. At the time of our survey in December 2014 a couple of larger units were on the market inflating the vacancy rate amongst units of 1,000-2,000 sq m. Subsequently availability has fallen and as at the end of April 2015 only one unit of 1,276 sq m remains available.

The NECC notes a concentration of managerial skills, easy access to Tyneside and good road, Metro and airport connections. These make Ponteland an attractive area for employers; but the provision of employment land & premises has historically been modest, aimed at meeting local needs and Ponteland has limited capacity to expand due to green belt restrictions and housing market demand. Agents also advise that the market is tight and that available units attract high levels of interest and are rarely on the market for extended periods.

It is also apparent that the area has healthy entrepreneurial culture. Bank Search data shows that in the first 3 quarters of 2013 there were 77 business start-ups per 10,000 head of population in both the Ponteland East and Ponteland North wards. Out of the 67 wards in the County, only two have a higher number of new business start-ups relative to their population.





Meadowfield Industrial Estate is at capacity and there is very little scope for the expansion of existing units. This limits the growth of existing businesses and the loss of plots to the Primary Care Centre and sheltered housing scheme has further constrained the supply of land for employment uses that might have otherwise chosen to locate in the town..

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there has been just one reported transaction in Ponteland, a letting of a factory on Meadowfield of 3,269 sq m, suggesting that the market has been constrained by limited stock.

Five businesses in the Ponteland area provided substantive responses to the survey, of which two occupy light industrial or storage premises. Both are very small businesses employing just two people, which expect to take additional or alternative premises in the next two years. One of these required a warehouse from which to sell flooring; it is evident from the responses that the current trading location, which is just outside Ponteland, is far from ideal, but that there are limited alternatives available. Both would like to remain local but would also relocate to Tyne & Wear. The unit sizes required are summarised in the table below.

|                         | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|-------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                         | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Industrial Requirements |                  | 1        | 1         |           |            |             |             |        | 2     |

Both these businesses regarded major obstacles to business expansion to be: finding premises of a suitable size, finding premises of suitable specification, the cost of premises, costs of development and access to public transport. One also regarded lack of infrastructure: broadband, mobile coverage and gas supply as major obstacles. These responses highlight the shortage of supply and lack of choice within Ponteland and the surrounding area, which drives businesses to alternative locations. Growing businesses unable to find space locally look to Tyneside's industrial estates to meet their premises requirements.

## 2.4 Rents, Yields & Viability

There is limited transactional evidence but the asking rent for a 5,300 sq ft unit currently on the market at Meadowfield equates to £3.60 psf and a 2006 letting of 35,000 sq ft unit achieved around £2 psf. These broadly correspond with the VOA rental tone which at Meadowfield ranges from £2.50 psf to £5.20 psf depending on the size, specification and condition.



The majority of industrial occupiers in Ponteland are local businesses operating from a single unit, but some of these, such as Maysan and Lawsons Fuses are long established businesses which will be regarded by investors as less risky than local companies that have been trading for short periods. Capital values of new industrial development will depend upon the covenant strength of the tenants that are attracted, yields will vary, but the strength of demand in Ponteland and the resultant short marketing periods will help to support viable development.

Speculative private sector industrial development (i.e. without grant subsidy) is rarely viable in Northumberland, but steady economic growth, an easing of access to development finance, and the provision of serviced development plots on sites with good access to the A696 dual carriageway, could enable some bespoke development in and around Ponteland during the plan period.

### **3 OFFICE PREMISES**

#### **3.1 Stock**

The VOA identifies 108 office hereditaments within Ponteland and the surrounding area comprising 8,407sq m. This represents 7.3% of the County's office premises, but only 4% of the total floorspace, indicating the small size of units in this part of the County where 79% of units are less than 100 sq m and 97% are less than 250 sq m. Over half the office units are in Ponteland, on the industrial estate or elsewhere in the town. But there are also small clusters at Prestwick Park, Horsley Business Centre and Dissington Hall where further office suites are being created on the second floor of the listed hall (these are not yet included within the Rating List). The majority of these smaller schemes are less than ten years old and provide space of reasonable specification. The redevelopment of Heddon Library has also included some small offices meeting local needs.

The office stock within Ponteland is varied and includes suites within stone built period buildings, suites over shops both on Main Street and at Merton Way, as well as some bespoke buildings. The majority are within the town centre. At Meadowfield Court on the industrial estate a 1970s building has been subdivided to provide small office suites. Compared to the new purpose built office accommodation in the surrounding villages the stock in Ponteland is older and of varied specification.



| Estate   | Ref | Units (sq m) |           |           |           |            |             |             |          |            |
|--|-----|--------------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|  |     | < 50         | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL      |
| Ponteland – Meadowfield                            | D05 | 18           | 6         | 1         | 0         | 0          | 0           | 0           | 0        | 25         |
| Elsewhere in Ponteland                             |     | 11           | 18        | 6         | 1         | 1          | 0           | 0           | 0        | 37         |
| Prestwick Park                                     |     | 0            | 8         | 7         | 0         | 0          | 0           | 0           | 0        | 15         |
| Dissington Hall                                    |     | 4            | 1         | 0         | 0         | 0          | 0           | 0           | 0        | 5          |
| Horsley Business Centre                            |     | 1            | 8         | 1         | 0         | 0          | 0           | 0           | 0        | 10         |
| Vallum Farm, East Wallhouses                       |     | 2            | 0         | 0         | 1         | 0          | 0           | 0           | 0        | 3          |
| Elsewhere in NE20 e.g. Belsay, Matfen & Pont Park. |     | 3            | 2         | 5         | 0         | 0          | 0           | 0           | 0        | 10         |
| Elsewhere in NE15 Heddon Library                   |     | 3            | 0         | 0         | 0         | 0          | 0           | 0           | 0        | 3          |
| <b>TOTAL</b>                                       |     | <b>42</b>    | <b>43</b> | <b>20</b> | <b>2</b>  | <b>1</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>108</b> |

### 3.2 Availability

Databases of available premises identify 9 properties in Ponteland and the surrounding area. This represents 4.8% of the County's available office premises, and 2% of the total floorspace. All these units are to let and some have been on the market for substantial periods, reflecting market conditions but also the poor quality of some of the suites on upper floors. See table below.

| Address                               | Size |       | Asking Rent | Date on Market |
|---------------------------------------|------|-------|-------------|----------------|
|                                       | Sq m | Sq ft | £ / sq ft   |                |
| G2, Prestwick Park                    | 140  | 1,511 | £17.00      | July 2014      |
| 1 <sup>st</sup> Floor, 9 Main Street  | 39   | 421   | £11.88      | NK             |
| 1 <sup>st</sup> Floor, 25 Main Street | 25   | 269   | £8.18       | Nov 2012       |
| 2 <sup>nd</sup> Floor, 25 Main Street | 21   | 225   | £9.94       | May 2012       |
| 1 <sup>st</sup> Floor, 23 Main Street | 80   | 864   | £8.68       | July 2013      |
| 1 <sup>st</sup> & G, Meadowfield I E  | 216  | 2,329 | £6.44       | NK             |
| D3, Prestwick Park                    | 56   | 602   | £17.00      | Nov 2013       |
| G1, Prestwick Park                    | 141  | 1,516 | £17.00      | Jan 2009       |
| 1 <sup>st</sup> Floor, 2 West Road    | 16   | 173   | £16.15      | Sept 2013      |

These available offices range in size from 16 - 216 sq m. In the village centre the available offices are upper floors over shops. At Prestwick Park vacancies are mainly amongst the larger unit sizes, although since time of survey (Dec 2014) two of these larger units have since been let.



### 3.3 Demand

The table below compares the size of available office units against the stock as a whole. The availability of smaller units tends to be understated on national property databases.

|                        | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                        | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Office Units  | 42               | 43       | 20        | 2         | 1          | 0           | 0           | 0      | 108   |
| Available Office Units | 4                | 2        | 3         | 0         | 0          | 0           | 0           | 0      | 9     |
| Vacancy Rate %         | 10               | 5        | 15        | 0         | 0          | 0           | 0           | 0      | 8     |

The overall vacancy rate of 8% suggests that the market is broadly in equilibrium. Small units predominate in this office market; these are typically let on more flexible terms and an occupancy rate of more than 90% in such a market indicates a healthy level of demand. Amongst units of 100-250 sq m the vacancy rate is 15%; the number of units involved is small. This is not cause for concern, but it does perhaps indicate that there is more limited market demand for these slightly larger units, which should be borne in mind when allocating land for office development.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 ten transactions have been reported in Ponteland involving 894 sq m of floorspace. The majority of these relate to the new units at Prestwick Park, but even here recent lettings have not been reported.

| Address            | Size (sq m) | Transaction       | Days on Market | Incentives | Analysis         |
|--------------------|-------------|-------------------|----------------|------------|------------------|
| D1, Prestwick Park | 53          | Letting July 2007 | NK             | NK         | NK               |
| D2, Prestwick Park | 136         | Letting Sept 2007 | 29             | NK         | NK               |
| H, Prestwick Park  | 70          | Letting Sept 2007 | 32             | NK         | NK               |
| E2, Prestwick Park | 53          | Letting Sept 2007 | 32             | NK         | NK               |
| E1, Prestwick Park | 136         | Letting Oct 2007  | 47             | NK         | £20 psf          |
| F, Prestwick Park  | 163         | Letting Jan 2008  | 141            | NK         | NK               |
| 23-25 Main Street  | 54          | Letting Apr 2012  | 1059           | NK         | £5.60 psf        |
| H, Prestwick Park  | 70          | Letting May 2012  | NK             | NK         | NK               |
| 2, West Road       | 65          | Sale              | NK             | NK         | £154 psf capital |
| Eland Road         | 94          | Sale              | 169            | NK         | £144 psf capital |



Five businesses in the Ponteland area provided substantive responses to the survey, of which three occupy offices; all of these are very small businesses based at Dissington Hall, none expected to take additional or alternative premises in the next ten years.

At the height of the market in 2007 some new office premises at Prestwick Park let within weeks, but marketing periods lengthened during the recession before contracting again. Some of the larger suites were slower to find occupiers, but currently 13 of the 15 suites are let. This strong demand for new offices contrasts with the slow market for some properties in Ponteland village centre where poorer specification stock has been on the market for 2 to 3 years. A new office scheme in the town centre would be expected to let well.

The market for office accommodation in and around Ponteland has a local dimension but also inter-relates with that of Newcastle. The success of new build schemes at Prestwick Park & Horsley Business Centre, and of conversions on the Blagdon Estate and elsewhere, demonstrates that there is demand for small office units with car parking in villages and countryside within easy reach of the regional capital. This is a distinctive product that differs from city centre, suburban or urban office park provision; and some tenants have relocated from premises in the urban area.

### **3.4 Rents, Yields & Viability**

At Prestwick Park asking rents are £17 psf but recent rents achieved and levels of incentives have been kept confidential; here the VOA rental tone is £15 psf. At Meadowfield Industrial Estate the VOA tone is £6.20 - £6.50 psf which corresponds with an asking rent of £6.44 psf. In the village centre where there is a broader range of premises, asking rents and the VOA rental assessments typically range from £8 to £12 psf.

Relative to other locations in Northumberland office rents in and around Ponteland are high. The level of rents at Prestwick Park demonstrates what could be achieved on new development. At £17 psf, speculative development of small business park offices would be viable, and with Prestwick Park largely occupied there is potential for its extension or for an alternative scheme to come forward within the plan period. Rents may have dipped during the recession but the strength of demand in Ponteland and villages in the countryside on the edge of the Tyneside conurbation, should see them recover relatively swiftly.

The market for larger offices in this location is untested. UK Land Estates have proposals for office buildings of 7,500 sq ft to 178,000 sq ft at the Newcastle International Airport Business Park, on the south side of the airport. This scheme was relaunched in February 2014 having first been promoted in 2006. The developers are proposing bespoke development and would not build speculatively whilst there remains a substantial surplus of vacant office park accommodation at Quorum, Cobalt and elsewhere in Tyneside.



## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Ponteland as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014). At Newcastle Airport 10.32 ha of land has been developed and a further 14.98 ha is held for expansion, but this is for uses directly related to the operation of the airport and as such shouldn't be considered as employment land.

| Estate                       | Estate Ref | Total Area (ha) | Available Area (ha) |
|------------------------------|------------|-----------------|---------------------|
| Ponteland – Meadowfield      | D05        | 4.30            | 0                   |
| Berwick Hill – West End Farm | D09        | 0.30            | 0                   |
| Newcastle Airport            | D22        | 25.21           | 0                   |
| <b>Total</b>                 |            | <b>29.81</b>    | <b>0</b>            |

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on allocated employment sites in the town and surrounding area since 1999. It does not capture the development at Prestwick Park and Horsley. Extensions to buildings are excluded.

Take-up of employment land over this 16 year period has totalled 0.53 ha for a Primary Care Centre on Meadowfield Industrial Estate. There has been no take-up for B- Class uses.

| Estate                  | Site Ref | Building Area (sq m) | Land Area (ha) | Comments            |
|-------------------------|----------|----------------------|----------------|---------------------|
| Ponteland – Meadowfield | D05/04   | 2,173                | 0.53           | Primary Care Centre |
| <b>Total</b>            |          | <b>2,173</b>         | <b>0.53</b>    |                     |

The constrained supply of allocated employment land within Ponteland resulted in burgeoning demand for small office suites being displaced to windfall sites at Prestwick and Horsley. There are good prospects for future take-up of allocated land at Ponteland, if there is additional provision. Although not take-up of allocated land, since 1999 a small office development at Prestwick provided 1,280sqm of new high grade office accommodation, using 0.805 ha of land, and the development of offices at Horsley through building conversion and an element of new build, used 0.51ha.

### 4.3 Implied Supply

In the 16 year period since 1999, no land has been taken-up for employment purposes in Ponteland and only 1.32 ha on unallocated sites in the surrounding area; this equates to 0.08 ha per annum. With an absence of serviced development plots on allocated employment sites,



development of employment premises has therefore involved windfall employment space delivered through the redevelopment of redundant farm buildings, and small scale new build, in the surrounding countryside.

## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths   | Weaknesses  |
|---|---|
| <ul style="list-style-type: none"> <li>• Popular and prosperous town</li> <li>• Demand for small office premises</li> <li>• Office rents amongst highest in County</li> <li>• Proximity to Newcastle, good access to A1 and close to airport.</li> <li>• Local entrepreneurial spirit with strong business start-up rates.</li> <li>• Site identification not physically constrained</li> </ul> | <ul style="list-style-type: none"> <li>• No available employment land</li> <li>• Existing industrial estate at capacity and has been eroded by loss of land to other uses.</li> <li>• Lack of expansion opportunities constraining businesses.</li> <li>• Shortage of industrial premises.</li> <li>• Poor public transport services to surrounding villages</li> </ul> |
| Opportunities   | Threats   |
| <ul style="list-style-type: none"> <li>• Viable speculative development of small offices possible during plan period</li> <li>• Industry support for the allocation of land for employment on eastern edge of town</li> </ul>   | <ul style="list-style-type: none"> <li>• Green belt constraints</li> <li>• Oversupply of large offices in wider area</li> </ul>   |

The ELR proposes that existing employment protection is removed from West End Farm and that the land at the Airport is re-designated as airport expansion land as it is unlikely to contribute to the employment land supply. These proposals reflect the facts; buildings at West End Farm are used for retail, and the land at the airport is held for future expansion of airport parking facilities; as such these recommendations remain valid. The Local Plan should make clear that the airport site is not part of the employment land supply.

The ELR proposes the allocation of around 5 ha of further land at Ponteland to accommodate a small, high quality, B1 development. Our assessment of demand identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. The allocation of additional land at Ponteland should therefore be a priority for both uses. The industry workshop showed support for the provision of land on the east side of Ponteland to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues.

In considering the scale of land to be allocated the Council should have regard to the future of Meadowfield Industrial Estate. The estate is at capacity and has come under pressure for



redevelopment for non-employment uses, such as the Primary Care Centre and a care home on the site of the Auction Mart. In allocating new employment land there is a case for making provision for businesses that might relocate from the estate. The wholesale relocation of the businesses from the industrial estate would not be viable but the Council should consider engaging with businesses on the estate to understand their intentions and premises requirements.





## RURAL WEST

### 1. INTRODUCTION

#### 1.1 The Area

To the west of Morpeth and Ponteland and to the south of Rothbury is low lying farmland that is bounded to the north and west by the upland areas of Northumberland National Park. Within this are scattered villages and farms. For the purposes of this study the area extends from the A697 in the north-east to the A68 in the south-west and includes Longhorsley, Scots Gap and Otterburn. Settlements are small; Longhorsley on the A697 has a population of around 800, Otterburn around 500. Those villages closer to Tyneside are desirable commuter locations but this appeal wanes further to the west.

This area is served by three main roads. The A697 leaves the A1 at Morpeth and runs northwards to Wooler and Coldstream on the Scottish border; the A696 runs from the A1 Newcastle Western Bypass, through Ponteland to Otterburn where it joins the A68; the A68 leaves the A69 at Corbridge and runs north-west over the border to Jedburgh. These main roads are single carriageway routes that are not considered part of the strategic highway network. No railways pass through the area. Newcastle International Airport is beyond Ponteland to the south-east.

#### 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites within this area:

| Estate                           | Ref |
|----------------------------------|-----|
| Longhorsley – Land at East Road  | D16 |
| Scots Gap – Part of Auction Mart | D18 |

Our analysis of VOA data identifies an additional concentration of employment premises at Kirkharle Courtyard, where refurbished 18<sup>th</sup> Century farm buildings provide workspace and retail units some 300 metres south of the A696.

#### 1.3 Findings of the Employment Land Review 2011

The ELR assesses two existing employment areas. Both are rated as “Lower” quality.



| Estate                           | Ref | Role of Site  | Quality |
|----------------------------------|-----|---|---------|
| Longhorsley – Land at East Road  | D16 | Industrial allocation currently in agricultural use | Lower   |
| Scots Gap – Part of Auction Mart | D18 | Auction Mart  | Lower   |

East Road, Longhorsley is farmland that adjoins housing in the north-east corner of the village. The land has been allocated for a long period, but no development has come forward. In November 2009 outline consent was granted for 12 dwellings, but this has not been implemented.

The small area of land to the south of the Auction Mart at Scots Gap has also been allocated for a long period, without development coming forward. The site is situated on the line of the long dismantled Wannie Line railway. Immediately to the west, the former station yard now accommodates a country store, village shop and storage buildings. These buildings are excluded from the employment area.

As a consequence of their remoteness and weak market demand, the ELR recommends that both sites are de-allocated.

The ELR assessed one site which had been put forward for development at Longhorsley; ELR25 fronts the A697 on the northern edge of the village. The site is rated as average quality in the site assessment, and was put forward by the landowner for a mix of residential and B1/B2/B8 development (potentially comprising half of the 4.8ha site). The ELR considered that given its poor access and relative remoteness from major settlements the site should not be allocated for employment use. There was no identified requirement for additional employment allocations in this locality.

#### 1.4 Findings of Workshop for Agents and Developers

Those agents at the workshop had little if any direct involvement in employment premises within the Rural West. This area is largely dependent on farming / forestry and demand is from indigenous businesses. There are no obvious requirements for additional space. The private sector will not develop in these locations as it costs more to build here but values are lower, marketing periods are longer and holding costs higher. Planning policy in these locations should allow change of use so that current building stock can be converted to meet those requirements that do arise, and support appropriately located new build premises on unallocated land. Agents suggest that conversion is not always viable. Those villages closer to Tyneside are desirable commuter locations with stronger housing markets creating greater competition for conversion opportunities.



## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 25 industrial hereditaments within this area comprising 5,526 sq m of floorspace. This represents 0.9% of the County's industrial premises, and 0.3% of the total floorspace, indicating the relatively small size of units and the limited economic role of this part of the County. The largest units are the Robson & Cowan Country Store at Scots Gap and two road haulage premises, but some 80% of units are less than 250 sq m.

| Estate       | Ref | Units    |          |           |           |            |             |             |          |           |
|--------------|-----|----------|----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|              |     | < 50     | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL     |
| Longhorsley  |     | 0        | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 0         |
| Scots Gap    |     | 0        | 1        | 0         | 0         | 0          | 1           | 0           | 0        | 2         |
| Kirkharle    |     | 1        | 3        | 2         | 0         | 0          | 0           | 0           | 0        | 6         |
| Otterburn    |     | 0        | 0        | 2         | 2         | 1          | 0           | 0           | 0        | 5         |
| Elsewhere    |     | 3        | 4        | 4         | 0         | 1          | 0           | 0           | 0        | 12        |
| <b>TOTAL</b> |     | <b>4</b> | <b>8</b> | <b>8</b>  | <b>2</b>  | <b>2</b>   | <b>1</b>    | <b>0</b>    | <b>0</b> | <b>25</b> |

### 2.2 Availability

Neither the Employment Sites Schedule nor databases of available premises identify any vacant industrial units; but given the local nature of markets and the small unit sizes, available units are likely to be under-recorded.

### 2.3 Demand

To understand the level of activity in this area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been no reported transactions in this area.

At Kirkharle Courtyard there has been incremental development and lettings since the 1990s; one of the 13 commercial units is currently available.

One businesses in the area responded to the survey but the response was largely incomplete.



## 2.4 Rents, Yields & Viability

The VOA rental tone ranges from around £1 to £3 psf. These low rents reflect the quality and age of much of the stock, also local businesses' ability to pay. Occupiers are typically local businesses operating from a single unit, and requiring affordable premises. They are unlikely to be willing to pay the rents required for new speculative development to be viable. To investors these local businesses provide poor covenant strength which will be reflected in high yields.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and in the past additional floorspace has typically been constructed to occupier's requirements or has been provided by conversions. The very limited demand in such sparsely populated rural areas undermines the business case for direct development by the public sector.

## 3 OFFICE PREMISES

### 3.1 Stock

The VOA identifies 14 office hereditaments within this area comprising 1,616 sq m of floorspace. This represents 0.9% of the County's office premises, and 0.8% of the total floorspace, indicating the relatively small size of units and the limited economic role of this part of the County. Half of these units are at Kirkharle Courtyard.

The largest office is the National Trust 600 sq m regional office at Scots Gap. All the others are less than 250 sq m. They are typically old farm buildings or houses that have been converted to office use which are likely to provide accommodation of modest specification.

| Estate       | Ref | Units    |          |           |           |            |             |             |          | TOTAL     |
|--------------|-----|----------|----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|              |     | < 50     | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |           |
| Longhorsley  |     | 1        | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 1         |
| Scots Gap    |     | 0        | 0        | 1         | 0         | 1          | 0           | 0           | 0        | 2         |
| Kirkharle    |     | 5        | 1        | 1         | 0         | 0          | 0           | 0           | 0        | 7         |
| Otterburn    |     | 0        | 1        | 0         | 0         | 0          | 0           | 0           | 0        | 1         |
| Elsewhere    |     | 0        | 1        | 2         | 0         | 0          | 0           | 0           | 0        | 3         |
| <b>TOTAL</b> |     | <b>6</b> | <b>3</b> | <b>4</b>  | <b>0</b>  | <b>1</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>14</b> |



### **3.2 Availability**

Neither the Employment Sites Schedule nor databases of available premises identify any vacant office units; but given the local nature of markets and the small unit sizes, available units are likely to be under-recorded.

### **3.3 Demand**

To understand the level of activity in this area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to “go under the radar”. As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been no reported transactions in this area.

As noted above, at Kirkharle Courtyard there has been incremental development and lettings since the 1990s; one of the 13 commercial units is currently available. This indicates a modest vacancy rate. With no purpose built office accommodation in these rural areas and demand limited to small units, it is not unusual for requirements to be accommodated through conversions of the existing building stock. The incremental development at Kirkharle illustrates the careful approach to development that is required, with additional units added as market demand becomes evident.

### **3.4 Rents, Yields & Viability**

The VOA rental tone ranges from around £3 to £5.40 psf. These low rents reflect the quality and age of much of the stock, also local businesses’ ability to pay. The highest rental tone is applied to offices at Kirkharle Courtyard. Occupiers are typically local businesses operating from a single unit that are price sensitive. They are unlikely to be willing to pay the rents required for new speculative development to be viable. To investors these local businesses provide poor covenant strength which will be reflected in high yields.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and much, if not all the existing office floorspace has been provided through conversions. The very limited demand in some of these settlements will undermine the business case for direct development by the public sector in sparsely populated rural areas; though public sector funding of conversions has been important to past provision.



## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in the Rural West as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014). The two sites are available in their entirety and have been so for years.

| Estate                           | Estate Ref | Total Area (ha) | Available Area (ha) |
|----------------------------------|------------|-----------------|---------------------|
| Longhorsley – Land at East Road  | D16        | 0.63            | 0.63                |
| Scots Gap – Part of Auction Mart | D18        | 0.47            | 0.47                |
| <b>Total</b>                     |            | <b>1.10</b>     | <b>1.10</b>         |

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites. Since 1999 no development has been recorded at either site. It follows that on the basis of past development rates there would be no requirement to provide employment land in this area.

Although geographically this area is the hinterland of Central Northumberland where towns such as Hexham, Prudhoe, Morpeth, Ponteland and Corbridge all suffer from a restricted supply of employment land and premises, demand for development sites is largely limited to these towns and the corridors of the dual-carriageways that serve them. Where demand is displaced it will tend to go to the industrial estates of Tyneside rather than the rural hinterland.

### 4.3 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| Estate                           | Site Ref | Area (ha)   | IA / RP | BF / GF | < 2 km from SHN |
|----------------------------------|----------|-------------|---------|---------|-----------------|
| Longhorsley – Land at East Road  | D16      | 0.63        | RP      | GF      | N               |
| Scots Gap – Part of Auction Mart | D18      | 0.47        | IA      | BF      | N               |
| <b>Total</b>                     |          | <b>1.10</b> |         |         |                 |

Against these three key indicators of quality, neither of the sites could be developed without some up-front cost and their distance from the strategic highway network will limit demand. These factors reduce the likelihood of their development within the foreseeable future.



## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths   | Weaknesses   |
|---|--|
| <ul style="list-style-type: none"> <li>• Attractive commuter villages within eastern part of area</li> <li>• National Park to west</li> </ul> | <ul style="list-style-type: none"> <li>• Small villages with limited economic activity</li> <li>• Sites require up-front expenditure</li> <li>• Low levels of demand</li> <li>• Private sector development is not be viable</li> </ul> |
| Opportunities   | Threats  |
| <ul style="list-style-type: none"> <li>• Conversion or change of use of existing buildings</li> </ul>   | <ul style="list-style-type: none"> <li>• Housing market competing for conversions.</li> </ul>  |

The ELR proposes the de-allocation of available employment land at Longhorsley and Scots Gap. Both have been available for extensive periods demonstrating the very limited demand for new employment premises in this sparsely populated rural area. The front part of the Longhorsley site was granted outline consent for residential development (although it was never implemented) and at Scots Gap any prospect of future demand is unlikely to be for B-class uses. The case for their retention as employment sites is weak and the recommendations of the ELR are appropriate.

Past experience demonstrates that the limited amount of employment floorspace requirements in this area will largely be accommodated through conversions of existing buildings and occasionally a bespoke building on an un-allocated site. We recommend that such applications are given due consideration by the planning authority. Any new development should be sensitive to the area's tourism role, but it is evident from schemes such as Kirkharle that appropriate provision of workspace can serve to enhance the tourism sector.



# HALTWHISTLE



## 1. INTRODUCTION

## 1.1 The Town

Haltwhistle is a small market town with a population of 3,800 situated on the north bank of the South Tyne River. It is the largest settlement between Hexham and Carlisle and serves a rural upland hinterland.

Haltwhistle is 15 miles west of Hexham, 36 miles west of Newcastle upon Tyne and 22 miles east of Carlisle. The A69 bypasses the town to the south. This is a single carriageway road, with occasional crawler lanes, for a 34 mile stretch between the M6 and Hexham. Improvements are supported but there is no firm funding in place to do this. Haltwhistle station is on the Newcastle – Carlisle line, trains serving the towns and villages along the Tyne Valley stop frequently.





## 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in [town] and the surrounding area:

| Estate                          | Ref |
|---------------------------------|-----|
| Haltwhistle – Hadrian           | E03 |
| Haltwhistle – West End          | E04 |
| Plenmeller                      | E11 |
| Haltwhistle – West of Park Road | E22 |
| Haltwhistle – Station Court     | E23 |

Our analysis of VOA data identifies various workshops stores and offices elsewhere in the town and other employment premises within small settlements in the surrounding rural area, such as Plenmeller, Greenhead and Gilsland.

The Hadrian employment area is split by the railway. To the south the former Akzo Nobel Hadrian Works has been subdivided to provide low specification workspace to rent, elsewhere on the estate there are various compounds and buildings some of which are owner occupied. A new road to the business park provides direct access from the A69 bypass avoiding the constricted route beneath the railway to the southern part and opening up development plots.

West End Industrial Estate was established in the 1980s and provides modern units in a range of sizes on a well laid out estate at the western end of the town with good access to the A69.

On the site of the former Plenmeller colliery, in open countryside to the south of the town, two businesses now occupy bespoke premises that have been extended over the decades and now substantially cover the allocated site.

West of Park Road is an allocated employment site that remains undeveloped farmland.

Station Court is a terrace of five two-storey offices developed in the 1990s by the public sector at the station yard which provide modern accommodation.

The table below summarises the views of 5 respondents to the business survey based in Haltwhistle.



| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               | 2         | 1    |              | 2    |           |
| The area surrounding your premises                         | 2         | 2    |              | 1    |           |
| The quality of life  | 2         | 2    |              | 1    |           |
| Availability of housing for employees                      | 1         | 1    | 1            | 2    |           |
| Quality of local road network                              |           | 2    | 3            |      |           |
| Public transport accessibility                             | 1         | 1    | 1            | 1    | 1         |
| Skills & qualifications of the available labour supply     |           | 1    | 2            | 2    |           |
| Access to your customers                                   | 1         | 1    | 3            |      |           |
| Access to supply chains                                    | 2         | 2    | 1            |      |           |
| Access to ports / airports                                 |           | 4    | 1            |      |           |
| Quality of IT infrastructure (broadband / mobile coverage) | 1         | 1    | 1            | 1    | 1         |
| Quality of utilities infrastructure                        | 1         | 2    | 2            |      |           |

What is striking from these responses is the diversity of opinions with a full range of responses to some aspects of Haltwhistle as a business location. This reflects to some extent the range of business premises and employment areas within the town as well as the opportunities and constraints of individual businesses.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses these 5 employment areas. Four of these are rated as “Average” quality. The fifth – West of Park Road, which is agricultural land without infrastructure provision is rated as “Lower” quality. The ELR proposes the deallocation of West of Park Road on the basis that it is a constrained site in terms of access, adjoining uses, topography and the presence of pylons within the site.

| Estate                          | Ref | Role of Site                                  | Quality |
|---------------------------------|-----|---|---------|
| Haltwhistle – Hadrian           | E03 | General Industrial Estate                     | Average |
| Haltwhistle – West End          | E04 | General Industrial Estate                     | Average |
| Plenmeller                      | E11 | Single User industrial site                   | Average |
| Haltwhistle – West of Park Road | E22 | Agricultural land intended for industrial use | Lower   |
| Haltwhistle – Station Court     | E23 | Rural service site                            | Average |



#### **1.4 Findings of Workshop for Agents and Developers**

Agents regard Haltwhistle's office market as very limited; and demand for industrial premises is limited to indigenous businesses. The town is situated on the A69, an important trans-Pennine route, but it struggles to compete with markets in Hexham and Carlisle which are larger towns with dual-carriageway / motorway connections.

Kilfroast is a longstanding local employer situated on Hadrian Business Park. If larger employers such as these go, there will be virtually no demand for their buildings. The former paint factory has been subdivided and provides cheap, poor quality space but vacancy rates are high and costs of empty rates, maintenance etc make the complex marginal as a property investment, agents suggested that demolition and provision of modern units on a smaller site might have been better solution.

There is very infrequent demand for land in Haltwhistle and this can be accommodated on existing estates. Hadrian has direct access to the A69 after recent investment in a roundabout and slip road and has development plots adjoining the road but has so far has failed to attract investment. The land at West End has no infrastructure and is on the wrong side of the railway; high abnormal costs of development would prevent employment use of the site.



## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 110 industrial hereditaments within Haltwhistle and the surrounding area (mainly the NE49 postcode area) comprising 61,900 sq m. This represents 4% of the County's industrial premises, and 3.5% of the total floorspace, indicating the relatively small size of units in this part of the County.

Some 40% of industrial units are at Hadrian Enterprise Park. Here the former Akzo Nobel manufacturing complex has been subdivided to provide industrial and office accommodation for local businesses requiring affordable workspace; but the employment area also extends to the north and west to incorporate other factories and depots. Because of the flexibility of units at Hadrian Works the exact number is not agreed with differences between the VOA data (37 industrial and 15 office hereditaments, total 42) and the Council's Employment Sites Schedule (59 units).

At West End are a number of terraced workshop units and some detached medium sized factories, of which the majority were built in the 1980s. These are let to a mix of local, national and international businesses.

Some 82% of units are less than 500 sq m but there are units within all size bands. The largest is RPC Containers 21,000 sq m Plenmeller Works; a single user site separate from Haltwhistle.

| Estate                         | Ref | Units    |           |           |           |            |             |             |          | TOTAL      |
|--------------------------------|-----|----------|-----------|-----------|-----------|------------|-------------|-------------|----------|------------|
|                                |     | < 50     | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |            |
| Haltwhistle – Hadrian Ent Park | E03 | 2        | 13        | 13        | 5         | 3          | 5           | 2           | 1        | 44         |
| Haltwhistle – West End         | E04 | 0        | 6         | 8         | 3         | 3          | 0           | 0           | 0        | 20         |
| Plenmeller                     | E11 | 0        | 0         | 5         | 0         | 1          | 0           | 0           | 1        | 7          |
| Elsewhere in NE49              |     | 5        | 5         | 13        | 12        | 4          | 0           | 0           | 0        | 39         |
| <b>TOTAL</b>                   |     | <b>7</b> | <b>24</b> | <b>39</b> | <b>20</b> | <b>11</b>  | <b>5</b>    | <b>2</b>    | <b>2</b> | <b>110</b> |

### 2.2 Availability

Databases of available premises identify that 9 properties are currently on the market in Haltwhistle (see Appendix 4). This represents 3.5% of the County's available industrial premises, and 4.4% of the total floorspace. Amongst the vacant premises are small terraced units at West End, where there is a relatively high level of availability amongst the smallest units (vacancies confirmed by the Council's Employment Sites Schedule). Other available units are at Hadrian



Enterprise Park where the vacant space at Hadrian Works is listed as just three units the factory bays, but could be subdivided to provide many more.

## 2.3 Demand

The table below compares the size of available industrial units against the stock as a whole. It should be noted that smaller units are less likely to be marketed on national property databases and therefore vacancy rates amongst smaller sized units may be under-recorded. Because different sources of data have different numbers of units at the Hadrian Works we have excluded it from our analysis. However, as an indication, the Employment Sites Schedule, records that of 59 units within the Hadrian Works complex 29 were vacant, a 49% vacancy rate which to some extent reflects the poor quality of the premises

|                            | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|----------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                            | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Industrial Units  | 5                | 11       | 31        | 15        | 9          | 0           | 1           | 1      | 73    |
| Available Industrial Units | 0                | 3        | 3         | 0         | 0          | 0           | 0           | 0      | 6     |
| Vacancy Rate %             | 0                | 27%      | 10%       | 0         | 0          | 0           | 0           | 0      | 8%    |

The overall vacancy rate of 8% suggests that but for Hadrian Works the market is broadly in equilibrium with neither over nor undersupply. However the vacancies are concentrated amongst poorer quality terraced units on the West End Industrial Estate suggesting that there is an oversupply of such space exacerbated by the high volume of such stock at Hadrian Works. Whereas there are no vacancies amongst larger more modern units suggesting that there may be unmet demand, though this is likely to be modest given the restricted size of Haltwhistle's industrial market.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 there have been 33 reported transactions in Haltwhistle involving 20,963 sq m of floorspace (see Appendix 6). This represents 4.6% of all deals reported in Northumberland. This is a little higher than the town's proportion of the County's stock – 4%, suggesting that the market is not constrained.

Five businesses in Haltwhistle responded to the survey, all operated only from this location. Of these, one planned to take alternative or additional premises in the next 2 years and a further three in 3-5 years. All four required industrial premises and wanted to remain in Haltwhistle. The unit sizes required are summarised in the table below.



|                         | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|-------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                         | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Industrial Requirements |                  |          | 1         | 2         |            |             |             | 1      | 4     |

The requirements are for units with 4 – 6 metre eaves heights and 10% office content. All four businesses considered the cost of accommodation as a major obstacle to business expansion, and the size and specification of premises is a major obstacle to three of the four. In particular Hadrian Business Park is regarded by businesses as inappropriate for their needs. It is of poor quality has high voids, and rents are regarded as high. Businesses would like to see new premises developed and have the option to buy. These findings suggest that demand has been subdued by a lack of premises of suitable size and more importantly quality.

Letting periods at West End typically range from 3 – 12 months, and at Hadrian Business Park 12 months or more with some space remaining unoccupied for more than three years. Such long letting periods demonstrate the lack of demand for poor quality, old accommodation.

## 2.4 Rents, Yields & Viability

Rents at Hadrian Business Park generally range from £1.50 - £2.50 psf reflecting the poor quality of accommodation whilst higher rents are achieved at West End where £4.55 psf is being asked for units of around 100 sq m. Overall the tone of industrial rents is lower than for larger towns within the Tyne Valley such as Prudhoe and Hexham which have both greater critical mass and constrained supply.

Although there are some national and international businesses located in the town the majority of demand is from cost conscious local businesses requiring small unit sizes. To investors local companies provide poor covenant strength and this is reflected in higher yields limiting the capital value of new development. Haltwhistle is remote from other towns and in a small market demand will be thinner adding to the risks of development. It is also clear that although some of the vacant floorspace is of poor quality local businesses may be reluctant to pay for new accommodation of higher specification.

With the private sector unable to develop new industrial floorspace because of the gap between construction costs and values, public sector intervention would be justified. However the small size of Haltwhistle's industrial market means that any new development should be carefully targeted to meet requirements. Our analysis suggests that scope for additional units in the 250 - 500 sq m size band.



### 3 OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 26 office hereditaments within Haltwhistle and the wider NE49 postcode area. This represents 1.8% of the County's office premises, and 1% of the total floorspace, indicating the relatively small size of units and the peripheral importance of Haltwhistle in the economy of the County.

Some 58% of office units are at Hadrian Enterprise Park, where the subdivision of Hadrian Works has provided both industrial and office accommodation of poor quality. Higher quality offices are at Station Court where a small terrace of modern offices is occupied by a doctor, dentist, vet and a small biotech business. There are also a handful of offices elsewhere in the town (see Appendix 3.)

| Estate                      | Ref | Units     |          |           |           |            |             |             |          |           |
|-----------------------------|-----|-----------|----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                             |     | < 50      | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL     |
| Haltwhistle – Hadrian       | E03 | 8         | 5        | 1         | 1         | 0          | 0           | 0           | 0        | 15        |
| Haltwhistle – Station Court | E23 | 1         | 1        | 2         | 0         | 0          | 0           | 0           | 0        | 4         |
| Elsewhere in NE49           |     | 2         | 3        | 1         | 1         | 0          | 0           | 0           | 0        | 7         |
| <b>TOTAL</b>                |     | <b>11</b> | <b>9</b> | <b>4</b>  | <b>2</b>  | <b>0</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>26</b> |

#### 3.2 Availability

Databases of available premises identify 2 office properties in Haltwhistle. This represents 1% of the County's available office premises, and 0.4% of the total floorspace. See table below.

| Address                       | Size |       | Asking Rent | Days on Market | Comments |
|-------------------------------|------|-------|-------------|----------------|----------|
|                               | Sq m | Sq ft | £ / sq ft   |                |          |
| Former Station Booking Office | 59   | 637   | NQ          | 1172           |          |
| 16 Westgate                   | 157  | 1,692 | £3.07       | 2759           |          |

Both are old buildings providing office accommodation of a size that is appropriate given local market requirements, but have been on the market for years. This illustrates the very limited market for offices in the town. The accommodation at Station Court constructed to meet a perceived need for new offices in the town was in the event largely taken for medical uses; none of the occupiers are in use class B1(a).



### 3.3 Demand

The table below compares the size of available office units against the stock as a whole. We have restricted this analysis to units in the town itself; in the surrounding area more localised markets mean that the availability of property is more likely to go unreported. Similarly the smallest units may also not be marketed on national property databases.

|                        | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|------------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                        | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Stock of Office Units  | 11               | 9        | 4         | 2         | 0          | 0           | 0           | 0      | 26    |
| Available Office Units | 0                | 1        | 1         | 0         | 0          | 0           | 0           | 0      | 2     |
| Vacancy Rate %         | 0                | 11%      | 25%       | 0         | 0          | 0           | 0           | 0      | 7.7%  |

The overall vacancy rate of 7.7% suggests that the market is broadly in equilibrium. However given the known under-statement of vacancies at Hadrian Works and the relatively high provision of office units here, we would expect the actual rate to be somewhat higher. The age and poor specification of these units may be one factor behind the limited demand, but more fundamentally the size of the office market in the town is small.

The small population limits the town's capacity to support a professional services sector; the population looks to Hexham, Carlisle or Newcastle for these services. However, increasingly such businesses can now operate remotely and in particular from home offices, in the rural parts of Northumberland.

To understand the level of activity in the town and surrounding area, the number of reported deals since January 2000 is compared to the total for the County. Not all deals are reported, smaller deals in particular tend to "go under the radar". As a result, transactions are more likely to be reported in areas where there are greater numbers of large units. Since January 2000 only two transactions have been reported in Haltwhistle involving 170 sq m of floorspace. Both deals involved lettings of between 50 & 100 sq m to local businesses.

| Address           | Size (sq m) | Transaction      | Days on Market | Incentives | Analysis  |
|-------------------|-------------|------------------|----------------|------------|-----------|
| 3-4 Central Place | 91          | Letting Feb 2012 | 900            | NK         | £6.13 psf |
| Hadrian Ent Pk    | 79          | Letting Feb 2011 | NQ             | NK         | NQ        |





### 3.4 Rents, Yields & Viability

The VOA rental tone ranges from around £2 - £7.50 psf. Evidence of asking and achieved rents points to £3 - £6. The highest rents are at Station Court where modern purpose-built office accommodation is fully occupied. Some offices in the town centre will have been upgraded by their occupiers but generally office stock is of poor specification constraining values,

The town's office market is dominated by local businesses requiring small unit sizes. To investors local companies provide poor covenant strength and this is reflected in higher yields limiting the capital value of new development. Haltwhistle's office market is overshadowed by those of Hexham and Carlisle and in such a small market, thinner occupier demand adds to the risks of development. It is also clear that although some of the vacant floorspace is of poor quality, cost conscious local businesses may be reluctant to pay for new accommodation of higher specification. Whereas in the Tyne Valley to the east of Hexham prosperous professionals represent a sizeable proportion of the population and some office demand is generated by small businesses with good growth prospects, Haltwhistle is generally regarded as too far from Tyneside to support larger professional service sector businesses; and service sector start-ups will be relatively infrequent and/or micro businesses which may not require formal work space.

## 4 EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Haltwhistle as identified in the Employment Sites Schedule (31<sup>st</sup> March 2014). There does appear to be some additional capacity at Hadrian Enterprise Park with under-utilised land at the edges of the estate; at West End there is capacity to extend a terrace of small workshops at the front of the estate.

| Estate                          | Estate Ref | Total Area (ha) | Available Area (ha) |
|---------------------------------|------------|-----------------|---------------------|
| Haltwhistle – Hadrian           | E03        | 21.32           | 1.45                |
| Haltwhistle – West End          | E04        | 3.95            | 0.16                |
| Plenmeller                      | E11        | 3.83            | 0                   |
| Haltwhistle – West of Park Road | E22        | 4.90            | 4.90                |
| Haltwhistle – Station Court     | E23        | 0.42            | 0                   |
| <b>Total</b>                    |            | <b>34.42</b>    | <b>6.51</b>         |



## 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the town and surrounding area since 1999. These are replicated in the table below. Extensions to buildings are excluded. Also excluded is an industrial unit developed beside the South Tyne at Plenmeller which does not fall within the Council's allocated employment sites.

| Estate                | Site Ref | Building Area (sq m) | Land Area (ha) | Comments                    |
|-----------------------|----------|----------------------|----------------|-----------------------------|
| Haltwhistle – Hadrian | E03/7.1  | 31                   | 0.10           | Commercial vehicle workshop |
|                       | E03/10   | 997                  | 0.43           | Industrial                  |
|                       | E03/11   | 0                    | 0.40           | Depot                       |
| <b>Total</b>          |          | <b>1028</b>          | <b>0.93</b>    |                             |

Take-up of employment land over this 16 year period has totalled 0.93 ha, however this figure includes take-up for a vehicle workshop of 0.1 ha; this is a sui generis use. Disregarding non-employment uses, take-up reduces to 0.83 ha, of which none has been for office development.

## 4.3 Implied Supply

In the 16 year period since 1999, 0.83 hectares have been taken-up for employment purposes. This equates to 0.05 ha per annum. On this basis only a hectare of employment land would be sufficient for a plan period of 15 years.

## 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| Estate                          | Site Ref | Area (ha) | IA / RP | BF / GF | < 2 km from SHN |
|---------------------------------|----------|-----------|---------|---------|-----------------|
| Haltwhistle – Hadrian           | E03      | 1.449     | IA      | GF      | N               |
| Haltwhistle – West End          | E04      | 0.163     | IA      | GF      | N               |
| Haltwhistle – West of Park Road | E22      | 4.895     | RP      | GF      | N               |
| <b>Total</b>                    |          |           |         |         |                 |

Against these three key indicators of quality, no sites are immediately available, greenfield and within a 2km of the strategic highway network. Compared to sites across the County they are relatively disadvantaged. However the areas of land at West End and Hadrian are immediately available and in very close proximity to the A69. These sites are therefore of local market



significance. In contrast the land to the West of Park Road has no infrastructure and severe access constraints.

## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths   | Weaknesses   |
|---|--|
| <ul style="list-style-type: none"> <li>Established industrial areas with a mix of uses and some surplus capacity</li> <li>Road infrastructure in place to access vacant land at Hadrian's Road</li> <li>Sites served by passenger rail service</li> </ul> | <ul style="list-style-type: none"> <li>Poor specification of premises</li> <li>Speculative development not viable.</li> <li>Distance from larger markets</li> <li>Travel time and distance to strategic road network.</li> </ul> |
| Opportunities   | Threats  |
| <ul style="list-style-type: none"> <li>Upgrading of A69</li> <li>Small plots available at Hadrian</li> <li>Further capacity at West End</li> <li>Conversion or change of use of existing buildings</li> </ul>   | <ul style="list-style-type: none"> <li>Local businesses cost sensitive</li> </ul>  |

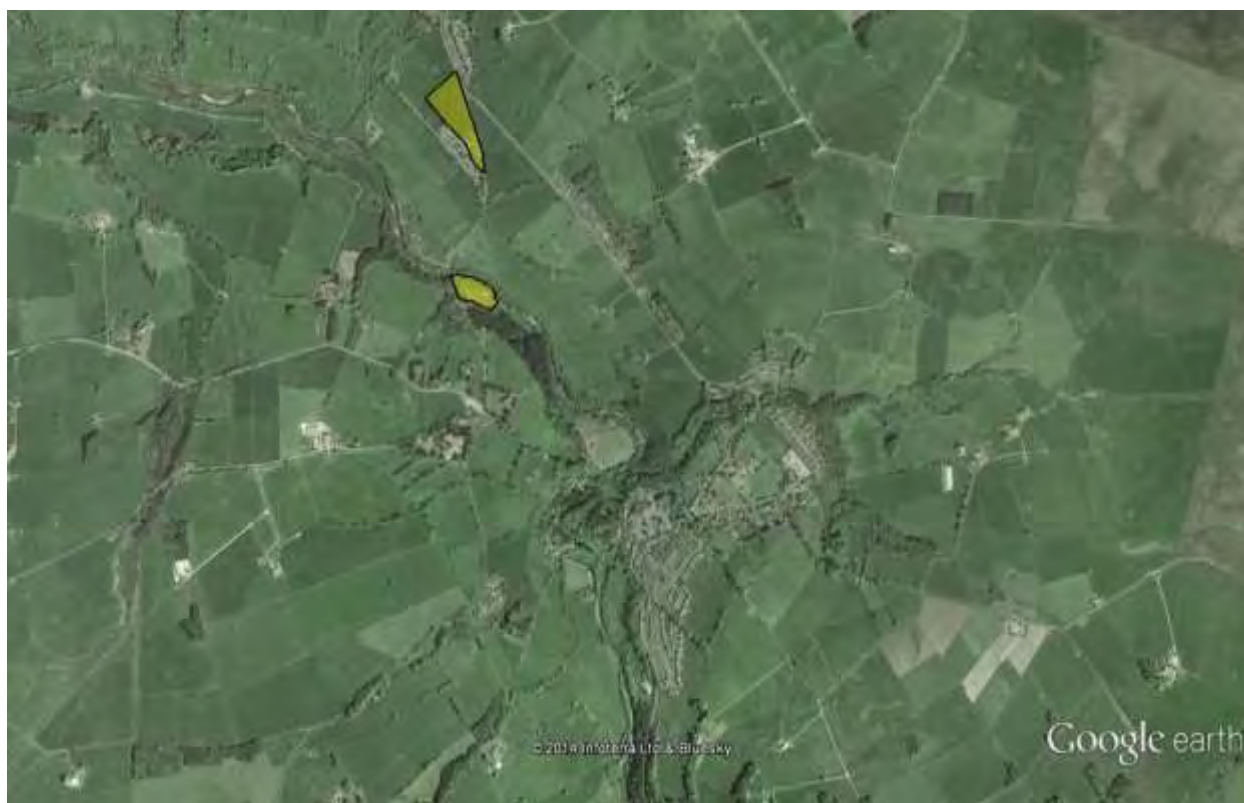
The ELR proposes the de-allocation of undeveloped land at West of Park Road. Having regard to the size of the town, to low levels of past take-up and to appropriate capacity on existing estates it seems highly unlikely that the town needs a site of this scale. Furthermore the development of this site would require substantial up-front infrastructure and site preparation works, including an access across the railway, creation of development plateaux and on-site infrastructure and utilities. The cost of this preparation work would in our view, prevent this site ever coming forward for employment use, and the ELR remains valid.

There is little requirement for further allocations in the medium term but selective demolition at Hadrian Works could provide capacity for further depot requirements. There is also a collection of employment premises on an unallocated site beside the river at Plenmeller which has in the past accommodated bespoke premises and could do so in the future. This site is accessed from the A69 Haltwhistle bypass but the junction may need upgrading if further floorspace is developed.

At Plenmeller, RPC Containers have very limited capacity for further expansion within the existing boundaries of their site, but the company is unlikely to relocate when there is adjoining agricultural land that could be brought within the site. The company did not respond to the business survey and its future plans are not known. It is suggested that the Council establish the future development needs of RPC, given the important role employment role it plays locally, to ensure that its future growth is not unduly restricted. Overall we regard the recommendations of the ELR to be sound.



## ALLENDALE / CATTON



### 1. INTRODUCTION

#### 1.1 The Town

Allendale is a rural ex-mining village with a population of around 2,100 in the south west of Northumberland, approximately 9 miles south west of Hexham. It lies beside the East Allen river within the North Pennines Area of Outstanding Natural Beauty.

Allendale is served by the B6303 and the B6295 which connects to the A686 around 4.5 miles to the west. It has a small town centre with a handful of smaller occupiers including a Co-op supermarket, and a pub, which serve the local community and the rural outskirts.

Catton is a smaller village on the outskirts of Allendale roughly 1.5 miles north west, served primarily by the B6295.

#### 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Allendale and the surrounding area.



| Estate                 | Ref |
|------------------------|-----|
| Allendale – Catton     | E01 |
| Catton – Ridley's Yard | E21 |

These two employment areas are situated in between Allendale and Catton, approximately 1 mile north of Allendale town, and separated from areas of housing.

The northernmost employment area is the Allendale - Catton site, which is off the B6295. The site is largely triangular in shape and is partially developed. The developed area to the south of the site is an open yard with three light industrial units, one detached and two semi-detached/terrace units dating from the 1990's with external parking, storage and circulation space. The undeveloped part of the site comprises a field which is fenced off to the north.

Approximately 400 yards south of the Catton site is the second employment area known as Catton - Ridley's Yard. The site is next to the River East Allen and is accessed via the B6295. The former Allen Mill building, which has been converted internally into a terrace of office/workshop units occupies the site as well as the Allendale Brew Company who occupy the other main building which is of stone elevations with a pitched tiled roof. The rest of the site, over half a hectare, is undeveloped and available, comprising a mixture of hardstanding and scrub.

At Allenheads a small, remote village located approximately 8 miles upstream of Allendale, former mine buildings have been converted to provide workspace. This location is not identified as an employment area however it does have a small number of businesses and smaller light industrial premises. The mine yard is situated in the centre of the village and provides buildings of poor specification.

The table below summarises the views of the two respondents to the business survey that occupy industrial premises in Allendale.

| How would you rate:                                    | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                           |           |      | 2            |      |           |
| The area surrounding your premises                     |           |      |              | 1    | 1         |
| The quality of life                                    | 1         | 1    |              |      |           |
| Availability of housing for employees                  |           | 1    | 1            |      |           |
| Quality of local road network                          |           |      | 1            | 1    |           |
| Public transport accessibility                         |           |      | 1            |      | 1         |
| Skills & qualifications of the available labour supply |           |      | 1            |      | 1         |



|  |  |   |   |   |   |
|--|--|---|---|---|---|
| Access to your customers                                   |  |   | 1 | 1 |   |
| Access to supply chains                                    |  |   | 1 | 1 |   |
| Access to ports / airports                                 |  |   | 1 | 1 |   |
| Quality of IT infrastructure (broadband / mobile coverage) |  | 1 |   | 1 |   |
| Quality of utilities infrastructure                        |  |   | 1 |   | 1 |

Whereas the quality of life rates highly and the quality of premises is satisfactory the areas around their premises were regarded as poor and accessibility including the local road network and public transport services were regarded satisfactory at best.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses the two existing employment areas: Catton (E01) and Ridley's Yard (E21). Both are rated as "Lower" quality and score poorly due to their remote location and restricted user demand. Despite the remote and unsustainable nature of the site, Ridley's Yard is an attractive employment site which would remain popular for local businesses.

The low level of demand for both office and industrial space does not justify specific allocations of employment land in the West Delivery Area. The ELR recommends that a flexible approach be taken to encourage smaller incubator industrial units in existing smaller settlements, perhaps as part of s.106 agreements with developers as part of mixed use schemes, whilst conversions of redundant rural buildings and other smaller scale developments to encourage home working and micro-industries should be viewed positively.

### 1.4 Findings of Workshop for Agents and Developers

Agents agree that the economies of these small rural settlements are largely dependent on farming and forestry, where demand is from indigenous businesses serving local markets. In Allendale there also appears to be a variety of other businesses including a brewery, artisan printer and tourism organisations. There are no obvious requirements for additional space. The private sector will not develop in these locations as it costs more to build here but values are lower, marketing periods are longer and holding costs higher. Planning policy in these locations should allow change of use so that the current building stock can be converted to meet those requirements that do arise. Small scale provision of advance workshops could be considered by the Council. The conversion of Allen Mill to provide workspace has been successful and further provision should be considered to consolidate this as an employment location.



## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 28 industrial hereditaments within the NE47 8 and NE47 9 postcode areas. This represents 1.0% of the County's industrial premises, but only 0.2% of the total floorspace, indicating the very small size of units in this part of the County. The largest unit (c.800 sq m) is a sawmill at Whitfield on the banks of the West Allen. Half of all units are less than 100 sq m, reflecting the small scale of requirements in this rural upland area.

| Estate                  | Ref | Units    |           |           |           |            |             |             |          |           |
|-------------------------|-----|----------|-----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                         |     | < 50     | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL     |
| Allendale - Catton      | E01 | 0        | 0         | 2         | 1         | 0          | 0           | 0           | 0        | 3         |
| Catton - Ridley's Yard  | E21 | 0        | 2         | 0         | 0         | 0          | 0           | 0           | 0        | 2         |
| Allenheads              |     | 7        | 7         | 1         | 2         | 0          | 0           | 0           | 0        | 17        |
| Elsewhere in NE47 8 / 9 |     | 0        | 2         | 1         | 1         | 2          | 0           | 0           | 0        | 6         |
| <b>Total</b>            |     | <b>7</b> | <b>11</b> | <b>4</b>  | <b>4</b>  | <b>2</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>28</b> |

With the exception of units on the Allendale - Catton site which date from the 1970s - 1990's the majority of buildings are historic, stone built properties which have been converted into light industrial/storage space.

Those buildings classed as "elsewhere" in the Allendale area include car workshops a Council depot, the afore-mentioned sawmill and a couple of storage buildings, one at Riding Haugh and the other serving the ski slope near Risegreen.

### 2.2 Availability

Databases of available premises identify no available units in the area. This is supported by the Council's 2013/14 Employment Sites Schedule which identifies that properties at both estates are fully occupied.

### 2.3 Demand

Since January 2000 no industrial transactions have been reported in the Allendale area. Having regard to the local nature of the market and the small size of units, under-reporting on national databases is to be expected. Small business units created from the conversion of stone buildings at Catton-Ridley's Yard have been occupied in recent years, so it is apparent that whilst there are no reported transactions, there is small scale market activity in the local market.





In Allendale and the wider NE47 8 & NE47 9 postcode areas demand for industrial premises is predominantly from small local businesses. Requirements will be infrequent, but the existing stock is occupied. Which suggest that there is some capacity for further provision and potentially some frustrated requirements. Historically the dale's economy relied on lead mines at Allenheads. We are advised by the Council that there is interest in zinc extraction, which if it were based on this side of the moor could increase demand for supporting services in Allendale.

The market for employment premises is very localised and any enquiries will be word of mouth between businesses and property owners, as such they are generally below the radar of business support organisations.

Two businesses in this area responded to the survey, one a brewery the other a car dealership/maintenance business, both operating from light industrial premises. The brewery expected to take alternative or additional premises in 3-5 years and would consider locations within the local area. The requirement would be for a light industrial unit with 9 m eaves, 10% office content, and able to accommodate tanks and drainage. Both companies regarded the cost of premises, finding premises of a suitable size, the cost of development and access to grant assistance as major obstacles to the expansion of their businesses. But it should be noted that neither has an immediate requirement so lack of suitable premises is not currently constraining business growth.

Typically rural businesses, as they grow will look to nearby towns to satisfy their premises requirements as these will generally have a larger choice of premises, a larger pool of labour, better access to expanding markets etc. However, this is not always desired by a business may not be the most sustainable way for a business to grow (i.e. becoming more remote from current workers and customers). Also the constrained market for industrial premises in Hexham will prevent this natural progression and growing businesses may be caught between lack of suitable premises in Allendale where development viability is weaker and limited market churn in Hexham where the market has been constrained by a lack of development land.

## **2.4 Rents, Yields & Viability**

The settlements within the Allendale area are small and dispersed. Allendale is the largest town in the locality, yet it does not have a critical mass of employment premises. It is a small marketplace.

Occupiers are typically local businesses operating from a single unit, and serve the local community. To investors they provide poor covenant strength and this will be reflected in high yields.

Due to the shortage of available premises, and lack of speculative development in the surrounds any existing stock coming onto the market may attract a premium. However due to the relative remoteness of the location and the small, non-standard nature of the premises, it is unlikely that





any large occupier requirements will be drawn to it. Small requirements could be satisfied by some small scale provision of advance workshops by the public sector.

The VOA tone of value is from £1.25 to £2.75 psf. These are low rents which reflect the ability to pay of small local businesses with a restricted customer base. A rent of £5 psf is applied to the workspace at Allen Mill, in the Ridley's Yard employment area but this relates to a single workshop amongst office units.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. In such conditions, absent of public sector commitment to direct development, the provision of small serviced plots to enable occupiers to build units for their own occupation, and a flexible planning response to the conversion or change of use of buildings, is appropriate.

### 3. OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 13 office hereditaments within the NE47 Postcode area. This represents 0.9% of the County's industrial premises, and 0.5% of the total floorspace, indicating the relatively small size of units and the peripheral importance of Allendale in the economy of the County. The majority of buildings are historic, stone built properties which have been converted into office space. All are less than 250 sq m and 60% are less than 50 sq m. Only two of the offices are in Allendale Town itself indicating the restricted commercial function of the town and its reliance on Hexham and Tyneside for professional services.

| Estate                 | Ref | Units    |          |           |           |            |             |             |          |           |
|------------------------|-----|----------|----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                        |     | < 50     | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL     |
| Catton - Ridley's Yard | E21 | 5        | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 5         |
| Allenheads             |     | 0        | 1        | 2         | 0         | 0          | 0           | 0           | 0        | 3         |
| Elsewhere              |     | 3        | 1        | 1         | 0         | 0          | 0           | 0           | 0        | 5         |
| <b>Total</b>           |     | <b>8</b> | <b>2</b> | <b>3</b>  | <b>0</b>  | <b>0</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>13</b> |

#### 3.2 Availability

Databases of available premises do not identify any units on the market in Allendale and the surrounding area.



### **3.3 Demand**

Since January 2000 no office transactions have been reported in the Allendale area. Having regard to the local nature of the market and the small size of units, under-reporting on national databases is to be expected, and it is likely there has been some activity in the local market.

In Allendale and the wider NE47 8 & NE47 9 postcode areas demand for office premises is predominantly from small local businesses. Requirements will be infrequent, but the existing stock is well occupied. This suggests that there is some capacity for further provision and potentially some frustrated requirements. Responses to the business survey suggest that in some areas IT infrastructure is poor, and this may be a barrier to some businesses.

The market for employment premises is very localised and any enquiries will be word of mouth between businesses and property owners, as such they are generally below the radar of business support organisations; it is also likely that many businesses are run from home. The improvement of telecommunications in the Allen Valley could bring potential for growth in home run professional service businesses, as people are attracted to locate there by the high quality environment. As such there could be a need to support further growth, including provision of move-on space where demand is identified.

### **3.4 Rents, Yields & Viability**

Occupiers are typically local businesses operating from a single unit, and serve the local community. To investors they provide poor covenant strength and this will be reflected in high yields.

The VOA has applied rents of £2.00 to £6.00 psf to office hereditaments in the NE47 postcode area. The highest rents have been applied to offices in converted buildings such as Allen Mill at Ridley's Yard and Allendale Forge Studios in the town centre. Two to three times this level of rent would be required for viable private sector office development. The popularity of the Allen Mill conversion suggests that there would be demand for further small office provision if appropriately priced. But the levels of rent required for new build is likely to be above what local businesses are prepared to pay.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. In such conditions, absent of public sector commitment to direct development, flexible planning policies which allow businesses to convert premises to office accommodation is most appropriate.



## 4. EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Allendale as identified in the 2013/14 Employment Sites Schedule prepared by Northumberland County Council as at 31<sup>st</sup> March 2014.

| Estate                | Ref | Total Area (ha) | Available Area (ha) |
|-----------------------|-----|-----------------|---------------------|
| Allendale- Catton     | E01 | 1.00            | 0.55                |
| Catton- Ridley's Yard | E21 | 1.04            | 0.58                |
| <b>Total</b>          |     | <b>2.04</b>     | <b>1.13</b>         |

On both estates there is capacity for the provision of further workspace if required. Each provide around 0.5 ha which having regard to the small size of units is ample to meet likely local requirements. Given their proximity to one another there is a case for saying that one rather than both of these provides sufficient for the plan period. Up at Allenheads there is capacity for further employment premises, if required, at the Mine Yard.

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the area since 1999. Extensions to buildings are excluded. These are summarised in the table below. The conversion of Allen Mill has provided new employment floorspace but did not involve the take-up of land. There has been no take-up of employment land over this 16 year period.

| Estate                | Site Ref | Building Area (sq m) | Land Area (ha) | Comments                 |
|-----------------------|----------|----------------------|----------------|--------------------------|
| Allendale- Catton     | E01      | 0                    | 0              |                          |
| Catton- Ridley's Yard | E21      | 174                  | 0              | Conversion of Allen Mill |
| <b>Total</b>          |          | <b>174</b>           | <b>0</b>       |                          |

### 4.3 Implied Supply

The supply of employment land has not been depleted by any new development since 1999 and probably a lot longer. New workspace has been provided through conversions. On this basis there would be little requirement to allocate any land for employment purposes in Allendale and the surrounding area. Whether the stock of existing buildings can satisfy future demand particularly in the face of competition for conversion to residential is beyond the scope of this study and the Council would be wise to ensure modest opportunities for new buildings.



#### 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| Estate                | Site Ref | Area (ha)   | IA / RP | BF / GF | < 2 km from SHN |
|-----------------------|----------|-------------|---------|---------|-----------------|
| Allendale- Catton     | E01      | 0.55        | RP      | GF      | N               |
| Catton- Ridley's Yard | E21      | 0.58        | IA      | BF      | N               |
| <b>Total</b>          |          | <b>1.13</b> |         |         |                 |

The owners of Ridley's Yard which provides a tearoom, brewery and restaurant as well as workspace, propose enhancement of their land, which could encourage further development; so although it is a brownfield site it has development potential.

## 5. CONCLUSION

### 5.1 SWOT Analysis

| Strengths  | Weaknesses  |
|--|---|
| <ul style="list-style-type: none"> <li>• Businesses rate the quality of life as excellent</li> <li>• Established visitor economy</li> </ul>  | <ul style="list-style-type: none"> <li>• Limited demand</li> <li>• Private sector speculative development not viable</li> <li>• Distance from trunk roads and larger markets</li> <li>• Poor broadband and mobile phone signal</li> </ul> |
| Opportunities  | Threats   |
| <ul style="list-style-type: none"> <li>• Further capacity at established employment sites</li> <li>• Mix of uses at Ridley's Yard could cross subsidise further workspace.</li> <li>• Potential Zinc extraction at the head of Allendale</li> <li>• Neighbourhood Plan supportive of business growth.</li> <li>• Service industries serving the visitor economy</li> </ul> | <ul style="list-style-type: none"> <li>• Very constrained market in Hexham has potential to frustrate expanding businesses</li> <li>• Potential competition from residential for conversion opportunities</li> </ul>                      |

The ELR does not propose additional employment land in this area, but nor does it consider the deallocation of current sites. With capacity for future development at Ridley's Yard and at



Allenheads, and with the expectation that additional employment floorspace can largely be delivered through conversion of existing buildings and some small scale new build in suitable locations throughout the area, the existing allocation of 0.55 ha of farmland to allow the northern extension of the Catton employment area seems unnecessary. It is unlikely to be required over the plan period and the southern part of the estate has capacity for some infill development.



## BELLINGHAM



### 1. INTRODUCTION

#### 1.1 The Town

Bellingham is a village with a population of around 1100 on the edge of Northumberland National Park. The village is situated on the north bank of the river North Tyne, straddling the Hareshaw Burn. Bellingham is a local centre serving the surrounding sparsely populated rural area.

Bellingham is situated 17 miles north-west of Hexham and 25 miles due west of Morpeth. The A68 lies 4 miles north-east of the town linking to the A69 at Corbridge. Access to the A1 at Morpeth is via minor roads.

#### 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Bellingham and the surrounding area.



| Estate                             | Ref |
|------------------------------------|-----|
| Bellingham - Foundry Road          | E02 |
| Bellingham - South of Demesne Farm | E24 |
| Wark – Sawmill                     | E26 |

Our analysis of VOA data identifies additional concentrations of employment premises in the following locations which are briefly described below:

- Bellingham – Station Yard: an area of hardstanding with various buildings to the periphery, It includes a Council depot, Station House offices and a Heritage Centre. Parking bays are marked out, but there is little other infrastructure.
- Kielder Workshops: detached industrial units on the western edge of Kielder village were developed by the Forestry Commission. They are situated to either side of an estate road and areas of hardstanding beside the units allow external storage. Estate infrastructure is limited.

The table below summarises the views of 3 respondents to the business survey based in Bellingham / Kielder. One of these respondents provided a partial response.

| How would you rate:  | Excellent | Good | Satisfactory | Poor | Very Poor |
|--|-----------|------|--------------|------|-----------|
| The quality of your premises                               |           |      | 2            |      | 1         |
| The area surrounding your premises                         |           |      | 2            |      | 1         |
| The quality of life  | 1         | 1    |              |      |           |
| Availability of housing for employees                      |           | 1    |              | 1    |           |
| Quality of local road network                              |           |      |              | 3    |           |
| Public transport accessibility                             |           |      | 1            | 1    | 1         |
| Skills & qualifications of the available labour supply     |           |      | 1            | 1    |           |
| Access to your customers                                   |           | 1    | 1            | 1    |           |
| Access to supply chains                                    |           | 1    | 1            |      |           |
| Access to ports / airports                                 |           | 1    | 1            |      |           |
| Quality of IT infrastructure (broadband / mobile coverage) |           |      | 1            | 1    | 1         |
| Quality of utilities infrastructure                        |           |      | 1            | 1    | 1         |





The quality of life is highly rated; but the quality of premises, the surrounding area, public transport accessibility, labour skills, IT infrastructure and utilities were all regarded at best satisfactory and at worst very poor. The local road network was regarded as poor by all three respondents, but interestingly access to customers and supply chains were generally rated higher.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses three existing employment areas: Foundry Yard (E02), South of Demesne Farm (E24) and Wark Sawmill (E26). All are rated as “Lower” quality and score poorly due to their remoteness. South of Demesne Farm, a poor quality site within a flood risk area, is recommended for de-allocation.

| Estate                             | Ref | Role of Site                                  | Quality |
|------------------------------------|-----|---|---------|
| Bellingham - Foundry Road          | E02 | Mixed use including B                         | Lower   |
| Bellingham - South of Demesne Farm | E24 | Light industrial units serving a local market | Lower   |
| Wark – Sawmill                     | E26 | Specialised B2 industrial                     | Lower   |

The ELR assesses one potential employment site - Fair Stead, Bellingham (ELR 15) which was put forward for tourism & leisure uses. It is considered that whilst this site may have a role to play in meeting very localised tourism requirements, and may provide ancillary facilities to the Golf Club immediately adjacent, it is not a priority for the ELR.

Due to the small scale of requirements in West Northumberland (primarily smaller workshops of up to 5,000 sq ft), the ERL considers it is inappropriate to provide any further new allocations of land for employment purposes. However, it recommends that a flexible approach be taken to encouraging smaller incubator industrial units in existing smaller settlements, perhaps as part of s.106 agreements with developers as part of mixed use schemes, whilst conversions of redundant rural buildings and other smaller scale developments should be viewed positively.

### 1.4 Findings of Workshop for Agents and Developers

Agents noted that the small rural settlements in the west of the County are primarily dependent on farming, forestry and tourism where indigenous demand is typically small scale. There are no obvious requirements for additional space. The private sector will not develop in these locations as it costs more to build here but values are lower, marketing periods are longer and holding costs higher. Planning policy in these locations should allow change of use so that the current building stock can be converted to meet those requirements that do arise. Conversion is not always viable and some small new build premises may be required.





## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 53 industrial hereditaments within the NE48 postcode area. This represents 1.9% of the County's industrial premises, and 0.7% of the total floorspace, indicating the relatively small size of units in this part of the County. Of these units 25 are in Bellingham, 7 in Wark, 8 in Kielder and 13 elsewhere including workshops at West Woodburn, Barrasford, Gunnerton, Birtley, Tarsset and Stonehaugh. Of these 80% are less than 250 sq m (2,690 sq ft). In remote locations such as Bellingham, the majority of businesses will be small scale and the size of premises reflects typical requirements.

| Estate             | Ref | Units    |           |           |           |            |             |             |          |           |
|--------------------|-----|----------|-----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                    |     | < 50     | 50 - 100  | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   | TOTAL     |
| Foundry Yard       | E02 | 3        | 1         | 4         | 1         | 0          | 0           | 0           | 0        | 9         |
| Bellingham - Other |     | 3        | 3         | 7         | 1         | 1          | 0           | 1           | 0        | 16        |
| Wark               |     | 0        | 2         | 1         | 4         | 0          | 0           | 0           | 0        | 7         |
| Kielder            |     | 2        | 4         | 2         | 0         | 0          | 0           | 0           | 0        | 8         |
| Elsewhere in NE48  |     | 1        | 2         | 4         | 4         | 2          | 0           | 0           | 0        | 13        |
| <b>Total</b>       |     | <b>9</b> | <b>12</b> | <b>18</b> | <b>10</b> | <b>3</b>   | <b>0</b>    | <b>1</b>    | <b>0</b> | <b>53</b> |

At Foundry Yard, Bellingham and at Kielder there are modern workshops developed to a standard specification by the public sector. Elsewhere industrial buildings are generally older and of poorer specification. Some, such as the Wark sawmill are purpose built.

### 2.2 Availability

Databases of available premises identify only one unit on the market in Bellingham and one at West Woodburn. This represents 0.8% of the County's available industrial premises, and 0.3% of the total floorspace. The share of available premises is lower than share of stock, but having regard to the local nature of the market and the small size of units, under-reporting is to be expected. The available units are identified in the table below. Both have been on the market for nearly three years; whilst both could be used for industrial purposes, neither was designed for this purpose. Both available units are for sale rather than to let which may account for the limited interest.



| Building               | Address                  | Size<br>(sq m) | Asking Rent<br>/ Price                  | Date on<br>Market | Comments            |
|------------------------|--------------------------|----------------|---|-------------------|---------------------|
| Ambulance Station      | Foundry Yard, Bellingham | 150            | £130,000<br>(£867/ sq m,<br>£80/ sq ft) | Feb 2012          | Industrial / garage |
| Petrol Filling Station | West Woodburn            | 324            | £175,000<br>(£540/ sq m,<br>£50/ sq ft) | Mar 2012          | Workshop and yard.  |

This data is supported by the Council's 2013/14 Employment Sites Schedule which identifies that the only vacant unit at Foundry Yard is the Ambulance Station. Moreover the Arch premises portfolio identifies that all its units at Kielder are occupied.

## 2.3 Demand

Available units comprise 4% of the stock. This suggests that the market is broadly in equilibrium. Having regard to the small sample size and lower levels of reporting in rural areas, it would be wrong to give this indicator of demand undue weight. Importantly the modern industrial units at Foundry Yard and Kielder are all occupied which suggests that there may be some unmet demand.

The market for employment premises is very localised and any enquiries will be word of mouth between businesses and property owners, as such they are generally below the radar of business support organisations.

Since January 2000 just two transactions have been reported in Bellingham and none elsewhere in the NE48 postcode area, see table below. Under-reporting of transactions is common in rural areas and amongst small unit sizes. We would expect the true level of market activity to have been significantly higher.

| Address                         | Size<br>(sq m) | Transaction     | Days on<br>Market | Incentives | Analysis                              |
|---------------------------------|----------------|-----------------|-------------------|------------|---------------------------------------|
| Unit 1 Foundry Yard, Bellingham | 498            | Sold April 2008 | Not known         | Not known  | Sale price £175,000<br>(£32 psf)      |
| Unit 1 Foundry Yard, Bellingham | 474            | Let Sept 2011   | 414               | Not known  | Asking rent of £15,000<br>(£2.94 psf) |

In Bellingham and the wider NE48 postcode area, demand for industrial premises is predominantly from small local businesses. Requirements, which will be infrequent, will typically be for units of less than 250 sq m. The existing stock is well let and neither of the vacant units are standard industrial premises.



Whilst there may be some unsatisfied requirements in the market place due the limited range of available premises these will be infrequent; and in such a thin market long marketing periods should be anticipated.

Three businesses in this area responded to the survey. These were micro business with one or two full time employees. One operated from home, another had space in the former Council offices and the third, a builder, rented stores. Two of the three businesses expected to take alternative or additional premises in the next two years and wanted to stay in Bellingham; the third expected to move in 3 to 5 years and required premises in Ponteland. The unit sizes required are summarised in the table below.

|                       | Unit Size (sq m) |          |           |           |            |             |             |        | TOTAL |
|-----------------------|------------------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                       | < 50             | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Premises Requirements |                  | 2        | 1         |           |            |             |             |        | 3     |

The largest requirement was for warehouse premises with 4-6m eaves and 10% office content. The other two required shops, or similar, where the public could visit. All three businesses regarded finding premises of a suitable size, specification and cost as obstacles to expansion. Broadband connectivity and mobile coverage were also regarded as major obstacles. This suggests that there may be some demand for small modern industrial units of standard specification.

## 2.4 Rents, Yields & Viability

The Arch premises portfolio identifies passing rents of £2.00 to £2.60 per sq ft for the workshops at Kielder. The letting in 2011 of Unit 1, Foundry Yard, Bellingham was off an asking rent of £2.95 per sq ft, though having regard to the length of time the unit was on the market it is reasonable to assume that the achieved rent, after factoring in incentives was lower. Capital figures range from £32 psf achieved in 2008 and asking prices equating to £50 and £80 psf for units currently on the market. These are low rents and values commensurate with the limited demand and the relatively poor quality of units.

The settlements within the NE48 postcode area are small and dispersed. Although Bellingham is the largest it does not have either a critical mass of employment premises or occupier demand that would establish a rental premium. The VOA tone of value is higher for the units at Kielder than for those at Foundry Yard., reflecting the better specification of units.

Occupiers are typically local businesses operating from a single unit. To investors they provide poor covenant strength and this will be reflected in high yields.



The combination of low rents, high yields and long marketing periods substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. In such conditions, absent of public sector commitment to direct development, the provision of small serviced plots to enable occupiers to build units for their own occupation is most appropriate.

### 3. OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 17 office hereditaments within the NE48 postcode area. Of these 10 are in Bellingham. This represents 1.1% of the County's office premises, and 0.6% of the total floorspace, indicating the relatively small size of units and the peripheral importance of Bellingham in the economy of the County. Some 82% of offices are less than 100 sq m (1,076 sq ft). In remote locations such as Bellingham, the majority of businesses will be small scale and the size of premises reflects typical requirements.

| Estate            | Ref | Units     |          |           |           |            |             |             |          | TOTAL     |
|-------------------|-----|-----------|----------|-----------|-----------|------------|-------------|-------------|----------|-----------|
|                   |     | < 50      | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |           |
| Station Yard      |     | 4         | 0        | 0         | 1         | 0          | 0           | 0           | 0        | 5         |
| Other Bellingham  |     | 2         | 1        | 1         | 1         | 0          | 0           | 0           | 0        | 5         |
| Elsewhere in NE48 |     | 4         | 3        | 0         | 0         | 0          | 0           | 0           | 0        | 7         |
| <b>Total</b>      |     | <b>10</b> | <b>4</b> | <b>1</b>  | <b>2</b>  | <b>0</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>17</b> |

Offices are typically within old buildings of basic specification, for example at Station Yard, the Station House has been subdivided to provide 4 suites and at Highgreen Manor, Tarsset there are 3 offices within the house and outbuildings. Both are Victorian buildings that have been converted. But there are also a few modern, purpose built premises such as the Forestry Commission's office at Eals Burn, Bellingham

#### 3.2 Availability

Databases of available premises identify only one unit on the market in Bellingham. See table below.



| Building       | Address                      | Size<br>(sq m) | Asking Rent<br>/ Price | Date on<br>Market | Comments                                  |
|----------------|------------------------------|----------------|------------------------|-------------------|---|
| Police Station | Fountain View,<br>Bellingham | 366            | Offers for<br>freehold | Aug 2014          | Two storey stone building with<br>parking |

The Police Station is large relative to the stock in the area and may be too big for the market. It is a town centre building which might convert into smaller suites or could be put to alternative use.

### 3.3 Demand

The available unit equates to 6% of the stock. This suggests that the market is broadly in equilibrium. Having regard to the small sample size and lower levels of reporting in rural areas, this indicator of demand should not be given undue weight.

The market for employment premises is very localised and any enquiries will be word of mouth between businesses and property owners, as such they are generally below the radar of business support organisations or property databases. Since January 2000 no office transactions have been reported in Bellingham or the wider NE48 postcode area.

In Bellingham and the wider NE48 postcode area, demand for office premises is from small local businesses. Requirements are infrequent and will typically be for units of less than 100 sq m. There is little modern purpose built office stock in the area and requirements have typically been satisfied by conversion of buildings or parts of buildings to office use. A respondent to the business survey was of the opinion that there was some latent demand in Bellingham and suggested that the Council could refurbish its former offices at Fountain Court, Bellingham to accommodate small businesses. It may be that if better quality premises are provided, some limited demand will emerge as businesses relocate from less suitable accommodation. It is also probable that many businesses are run from home offices. Improvement of telecommunications could bring potential for growth in the number of home run professional service businesses, as people are attracted to locate in the area by the high quality environment. As such there will be a need to support further growth in home run enterprises, including provision of move-on space where demand is identified.

### 3.4 Rents, Yields & Viability

The VOA applies rents of £3.30 to £6.40 per sq ft to office hereditaments in the NE48 postcode area. The highest rents have been applied to offices in Bellingham. These rents are comparable to those in other rural service centres across the County and reflect the age and low specification of much of the office accommodation

Occupiers are typically local businesses operating from a single unit. To investors they provide poor covenant strength and this will be reflected in high yields.



The combination of low rents, high yields and long marketing periods substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector or bespoke premises for larger occupiers. In such conditions, absent of public sector commitment to direct development, flexible planning policies that allow businesses to convert premises or build new office accommodation is appropriate, but specific allocations of land for office development is not.



## 4. EMPLOYMENT LAND

### 4.1 Available Sites

The table below summarises the quantity of employment land in Bellingham and the surrounding area as identified in the 2013/14 Employment Sites Schedule prepared by Northumberland County Council as at 31<sup>st</sup> March 2014.

| Estate                             | Estate Ref | Total Area (ha) | Available Area (ha) |
|------------------------------------|------------|-----------------|---------------------|
| Bellingham – Foundry Road          | E02        | 0.88            | 0.22                |
| Bellingham – South of Demesne Farm | E24        | 0.14            | 0.14                |
| Wark – Sawmill                     | E26        | 0.38            | 0.00                |
| <b>Total</b>                       |            | <b>1.40</b>     | <b>0.36</b>         |

In addition to the above sites there is probably capacity for the provision of additional workspace at Station Yard where hardstanding is underused, and at Kielder where there is undeveloped land beyond the workshops.

### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the area since 1999. Extensions to buildings are excluded. There has been no take-up on any of the three employment areas that are monitored by the Council, however at Kielder there has been one instance of development.

### 4.3 Implied Supply

The only take-up since 1991 has been on expansion land; thus the development of employment premises has not depleted the supply of available employment land. Past provision of workspace in and around Bellingham has relied on public sector development, conversion of existing buildings and occasionally bespoke development.

### 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network



| Estate                             | Site Ref | Area (ha)    | IA / RP | BF / GF | < 2 km from SHN |
|------------------------------------|----------|--------------|---------|---------|-----------------|
| Bellingham – Foundry Road          | E02/06   | 0.067        | IA      | GF      | N               |
|                                    | E02/08   | 0.156        | RP      | GF      | N               |
| Bellingham – South of Demesne Farm | E24/A    | 0.137        | RP      | BF      | N               |
| <b>Total</b>                       |          | <b>0.360</b> |         |         |                 |

Foundry Road is the town's established industrial estate and as such is more likely to attract demand than the land to the South of Demesne Farm which as a brownfield site requiring preparation is likely to have higher abnormal development costs.

## 5. CONCLUSION

### 5.1 SWOT Analysis

| Strengths  | Weaknesses   |
|--|--|
| <ul style="list-style-type: none"> <li>• Quality of life</li> <li>• Established tourism economy</li> </ul>   | <ul style="list-style-type: none"> <li>• Limited demand</li> <li>• Private sector speculative development not viable</li> <li>• Lack of available standard industrial units</li> <li>• Some units of poor specification</li> <li>• Remote area with poor road access, limited labour supply, and restricted IT and utility infrastructure</li> </ul> |
| Opportunities  | Threats  |
| <ul style="list-style-type: none"> <li>• Small plots available at Foundry Lane</li> <li>• Further capacity at Station Yard and Kielder Workshops</li> <li>• Conversion or change of use of existing buildings</li> <li>• Upgrading of existing accommodation.</li> <li>• Service industries serving the tourism / visitor economy</li> </ul> | <ul style="list-style-type: none"> <li>• Local demand identified through business survey is not being met</li> </ul>   |

The ELR proposes de-allocating the land to the South of Demesne Farm and does not consider that the land at Fair Stead should be allocated for employment use. With capacity for future development at Foundry Lane, Station Yard and at Kielder and with the expectation that additional employment floorspace will be delivered through conversion of existing buildings rather than new development, these established employment areas will meet anticipated requirements over the plan period and we would agree with the recommendations of the ELR.





## HAYDON BRIDGE



### 1. INTRODUCTION

#### 1.1 The Town

Haydon Bridge is a village with a population of around 2,000 in the south west of Northumberland, approximately 7 miles west of Hexham. It is bisected by the South Tyne River and has two bridges which cross it.

Haydon Bridge is served by the A69 which links Newcastle to Carlisle and passes to the south of the town. The A69 is dual carriageway between Newcastle and Hexham but single carriageway at Haydon Bridge. The B6319 serves the town directly. Haydon Bridge main line rail station is located centrally. The village has a small centre just north of the river with a handful of smaller occupiers including a Co-op supermarket, a small hotel/guest house and a pub which serve the local community and the rural outskirts.

#### 1.2 Employment Areas

The Employment Land Review (January 2011) and the Employment Sites Schedule (March 2014) provide details of the following sites in Haydon Bridge and the surrounding area.



| Estate                                | Ref |
|---------------------------------------|-----|
| Haydon Bridge                         | E05 |
| Fourstones- Paper Mill                | E13 |
| Fourstones- Limeworks                 | E14 |
| Haydon Bridge - North of Station Road | E25 |

In Haydon Bridge the two employment areas are located north of the river, to the east of the main town centre. The E05 Haydon Bridge employment area is located off Church Street, close to its junction with Station Road. To the north of the site is the railway line which runs in an east-west direction. The site is largely rectangular in shape. The site is a developed yard featuring a terrace of three small light industrial/distribution units and a single separate unit. They are of brick construction with profile sheet cladding to the upper elevations, and pitched profile sheet roofs.

Approximately 150 yards east, north of the railway line off Station Road is the E25 site known as Haydon Bridge - North of Station Road. The site is also largely rectangular in shape and is roughly 3/4 developed. The developed section to the east comprises open yard space with two industrial units. The first of which is a simple industrial unit with profile sheet elevations over blockwork walls and roof. The other is of brick elevations with a pitched tile roof. The remainder of this site to the west is currently in use as an allotment and is separated by a row of mature trees and a small wooden fence.

At Fourstones the Limeworks is a complex of buildings adjoining the railway; the Paper Mill is situated beside the Tyne, 2km south east of the village. Nearby are three smaller settlements, Bardon Mill, Langley and Newbrough. These are not identified as employment areas however do have a number of smaller businesses and light industrial buildings.

### 1.3 Findings of the Employment Land Review 2011

The ELR assesses the 4 existing employment areas set out above and rates the quality of North of Station Road as “Average” and regards it as suitable for re-development should demand arise. The other three are rated as “Lower” quality.

| Estate                                | Ref | Role                                | Rating  |
|---------------------------------------|-----|-------------------------------------|---------|
| Haydon Bridge                         | E05 | Rural service site                  | Lower   |
| Fourstones- Paper Mill                | E13 | Single user specialist site         | Lower   |
| Fourstones- Limeworks                 | E14 | Specialist B1c/B2 Industrial use    | Lower   |
| Haydon Bridge - North of Station Road | E25 | B-class uses serving a local market | Average |



The low level of demand for both office and industrial space does not justify specific allocations of employment land in the West Delivery Area. The ELR recommends that a flexible approach be taken to encourage smaller incubator industrial units in existing smaller settlements, perhaps as part of s.106 agreements with developers as part of mixed use schemes, whilst conversions of redundant rural buildings and other smaller scale developments to encourage home working and micro-industries should be viewed positively.

#### 1.4 Findings of Workshop for Agents and Developers

The small rural settlements in this area are largely dependent on farming / forestry where demand is from indigenous businesses. There are no obvious requirements for additional space. The private sector will not develop in these locations as it costs more to build here but values are lower, marketing periods are longer and holding costs higher. Planning policy in these locations should allow change of use so that current building stock can be converted to meet those requirements that do arise. Conversions are often not viable so new buildings should also be supported.

## 2. INDUSTRIAL PREMISES

### 2.1 Stock

The VOA identifies 22 industrial hereditaments within the NE47 5, NE47 6 and NE47 7 postcode areas. This represents 0.8% of the County's industrial premises, and 0.9% of the total floorspace. The largest unit (c.3672 sq m) is a warehouse at Fourstones, a small settlement some 3.5 miles north east of Haydon Bridge. The majority of the buildings are below 500 sq m. They include mills, workshops, warehouses and storage buildings. At Haydon Bridge there are two industrial areas as well as three premises elsewhere in the town. Most of the industrial units at Haydon Bridge appear to date from the 1970's-1990's.

| Estate                | Ref | Units |          |           |           |            |             |             |        | TOTAL |
|-----------------------|-----|-------|----------|-----------|-----------|------------|-------------|-------------|--------|-------|
|                       |     | < 50  | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |       |
| Haydon Bridge         | E05 | 0     | 0        | 0         | 3         | 0          | 0           | 0           | 0      | 3     |
| North of Station Road | E25 | 0     | 1        | 1         | 0         | 0          | 0           | 0           | 0      | 2     |
| Fourstones            |     | 0     | 0        | 1         | 0         | 0          | 0           | 1           | 0      | 2     |
| Newbrough             |     | 0     | 1        | 0         | 1         | 0          | 0           | 0           | 0      | 2     |
| Langley               |     | 0     | 0        | 2         | 1         | 0          | 0           | 0           | 0      | 3     |
| Bardon Mill           |     | 0     | 0        | 0         | 2         | 1          | 1           | 1           | 0      | 5     |



|                         |  |          |          |          |          |          |          |          |          |           |
|-------------------------|--|----------|----------|----------|----------|----------|----------|----------|----------|-----------|
| Elsewhere in NE47 5/6/7 |  | 1        | 1        | 2        | 0        | 0        | 0        | 1        | 0        | 5         |
| <b>Total</b>            |  | <b>1</b> | <b>3</b> | <b>6</b> | <b>7</b> | <b>1</b> | <b>1</b> | <b>3</b> | <b>0</b> | <b>22</b> |

## 2.2 Availability

Databases of available premises identify no available units in the area. This is supported by the Council's 2013/14 Employment Sites Schedule which identifies that, with the exception of one unit at the Haydon Bridge site, properties at these estates are fully occupied.

## 2.3 Demand

Since January 2000 no industrial transactions have been reported in the Haydon Bridge area. Having regard to the local nature of the market and the small size of units, under-reporting on national databases is to be expected.

In Haydon Bridge and the wider NE47 5, 6 and 7 postcode areas demand for industrial premises is predominantly from small local businesses. Requirements will be infrequent, but the existing stock is fully occupied, which suggests that there is some capacity for further provision and potentially some frustrated requirements. A tight supply in Hexham will have helped to sustain demand for units in nearby settlements.

The market for employment premises is very localised and many enquiries will be word of mouth between businesses and property owners, as such they are generally below the radar of business support organisations.

There were no responses to the survey from business located in this area.

## 2.4 Rents, Yields & Viability

The settlements within the Haydon Bridge area are small and dispersed. Haydon Bridge is the largest town in the locality, yet it does not have a critical mass of employment premises. It is a small marketplace.

Occupiers are typically local businesses operating from a single unit, and serve the local community. To investors they provide poor covenant strength and this will be reflected in high yields.

Due to the shortage of available premises, and lack of speculative development in the surrounds any existing stock coming onto the market may attract a premium. However due to the relative remoteness of the location and the small, non-standard nature of the premises, it is unlikely that any large occupier requirements will be drawn to it.



The VOA tone of value is from £0.82 to £3.33 psf. These are low rents compared to those in the larger towns; they reflect the ability to pay of small local businesses with a restricted customer base.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. In such conditions, absent of public sector commitment to direct development, the provision of small serviced plots to enable occupiers to build units for their own occupation, and a flexible planning response to the conversion or change of use of buildings, is appropriate.

### 3 OFFICE PREMISES

#### 3.1 Stock

The VOA identifies 8 office hereditaments within the NE47 5, 6 and 7 Postcode areas. This represents 0.5% of the County's industrial premises, and 0.3% of the total floorspace, indicating the relatively small size of units and the peripheral importance of this area to the economy of the County. The majority of buildings are historic, stone built properties which have been converted into office space. All are less than 250 sq m. The low number of offices in the area indicates the restricted commercial function of the town and its reliance on Hexham and Tyneside for professional services.

| Estate                  | Ref | Units    |          |           |           |            |             |             |          | TOTAL    |
|-------------------------|-----|----------|----------|-----------|-----------|------------|-------------|-------------|----------|----------|
|                         |     | < 50     | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000   |          |
| Haydon Bridge           | E05 | 0        | 1        | 1         | 0         | 0          | 0           | 0           | 0        | 2        |
| North of Station Road   | E25 | 0        | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 0        |
| Newbrough               |     | 0        | 1        | 0         | 0         | 0          | 0           | 0           | 0        | 1        |
| Langley                 |     | 0        | 1        | 0         | 0         | 0          | 0           | 0           | 0        | 1        |
| Bardon Mill             |     | 1        | 0        | 0         | 0         | 0          | 0           | 0           | 0        | 1        |
| Elsewhere in NE47 5/6/7 |     | 2        | 0        | 1         | 0         | 0          | 0           | 0           | 0        | 3        |
| <b>Total</b>            |     | <b>3</b> | <b>3</b> | <b>2</b>  | <b>0</b>  | <b>0</b>   | <b>0</b>    | <b>0</b>    | <b>0</b> | <b>8</b> |

Amongst the hereditaments categorised as offices are community and tourism facilities including a lecture room within a former station building at Langley that also accommodates a café, the Women's Institute at Newbrough and the information centre at Housesteads for visitors to Hadrian's Wall.



### **3.2 Availability**

Databases of available premises do not identify any units on the market in Haydon Bridge and the surrounding area.

### **3.3 Demand**

Since January 2000 no office transactions have been reported in the Haydon Bridge area. Having regard to the local nature of the market and the small size of units, under-reporting on national databases is to be expected.

In rural areas there is such limited market activity the use of buildings changes to meet requirements. As such there are unlikely to be frustrated requirements.

The market for employment premises is very localised and many enquiries will be word of mouth between businesses and property owners, as such they are generally below the radar of business support organisations.

### **3.4 Rents, Yields & Viability**

Occupiers are typically local businesses operating from a single unit, and serve the local community. To investors they provide poor covenant strength and this will be reflected in high yields.

The VOA has applied rents of £2.73 to £5.57 psf to office hereditaments in the NE47 5, 6, and 7 postcode area. The highest rents have been applied to offices in buildings located in the Haydon Bridge employment area. These rents are comparable with those in settlements such as Allendale and Bellingham but lower than rental levels in the County's main towns.

The combination of low rents and high yields substantially undermines the viability of development. There is no realistic prospect of private sector development and the market is dependent on direct development by the public sector for the delivery of new buildings. In such conditions, absent of public sector commitment to direct development, flexible planning policies which allow businesses to convert premises to office accommodation are appropriate.

## **4 EMPLOYMENT LAND**

### **4.1 Available Sites**

The table below summarises the quantity of employment land in Haydon Bridge as identified in the 2013/14 Employment Sites Schedule prepared by Northumberland County Council as at 31<sup>st</sup> March 2014.



| Estate                               | Ref | Total Area (ha) | Available Area (ha) |
|--------------------------------------|-----|-----------------|---------------------|
| Haydon Bridge                        | E05 | 0.51            | 0                   |
| Fourstones- Paper Mill               | E13 | 1.98            | 0                   |
| Fourstones- Limeworks                | E14 | 2.83            | 0                   |
| Haydon Bridge- North of Station Road | E25 | 0.98            | 0.23                |
| <b>Total</b>                         |     | <b>6.30</b>     | <b>0.23</b>         |

The Haydon Bridge site is fully developed. The North of Station Road site provides 0.23 ha of available space which having regard to the small size of unit may meet likely local requirements. It should also be noted that the developed land on this site is underused; only featuring three occupiers and two small buildings which combined total 232 sq m. At the Limeworks there is also capacity for infill development.

#### 4.2 Take-up of Land

The Council's Analysis of Take-Up identifies floorspace developed on employment sites in the area since 1999. Extensions to buildings are excluded. Over this period there has been no take-up on any of the four employment areas that are monitored by the Council.

#### 4.3 Implied Supply

The supply of employment land has not been depleted by any new development since 1999. New workspace has been provided through conversions. On this basis there is little requirement to allocate any land for employment purposes in Haydon Bridge and the surrounding area.

#### 4.4 Qualitative Assessment

In the following table the available plots are assessed against three key indicators of quality:

- Immediately available or requiring preparation
- Brownfield or greenfield
- Distance from strategic highway network

| Estate                               | Site Ref | Area (ha)    | IA / RP | BF / GF | < 2 km from SHN |
|--------------------------------------|----------|--------------|---------|---------|-----------------|
| Haydon Bridge- North of Station Road | E25      | 0.227        | RP      | GF      | N               |
| <b>Total</b>                         |          | <b>0.227</b> |         |         |                 |

The Haydon Bridge employment site off Church Road, whilst small, is the town's main industrial site and as such is more likely to attract demand than the land to the North of Station Road which



as a greenfield site requiring preparation will have some abnormal development costs. Its current use as allotments also raises doubts as to whether the land is actually available for development.

## 5 CONCLUSION

### 5.1 SWOT Analysis

| Strengths  | Weaknesses   |
|--|--|
| <ul style="list-style-type: none"> <li>• Tourism centred on Hadrian's Wall World Heritage site</li> <li>• Town adjoins A69.</li> </ul>   | <ul style="list-style-type: none"> <li>• Limited demand</li> <li>• Private sector speculative development not viable</li> <li>• Potential greenfield development costs</li> <li>• No available industrial or office accommodation</li> </ul> |
| Opportunities  | Threats  |
| <ul style="list-style-type: none"> <li>• Further capacity at the North of Station Road site</li> <li>• Proposed improvements to A69 could increase popularity as trans-Pennine route</li> <li>• Conversion or change of use of existing buildings</li> </ul> | <ul style="list-style-type: none"> <li>• Additional development at Hexham may dampen local demand.</li> </ul>  |

The ELR does not propose additional employment land in this area, but nor does it consider de-allocation of current sites. The undeveloped employment land to the north of Station Road is currently used as allotments, this constrains its development and its de-allocation should be considered. Although there is an expectation that additional employment floorspace will be delivered through conversion of existing buildings rather than new buildings, planning policies should allow new development to meet specific requirements; but having regard to the limited and infrequent demand a specific site allocation is unnecessary.





## CONCLUSIONS

### 1.1 Introduction

The Employment Land Review prepared by Nathaniel Lichfield & Partners (subsequently updated by the County Council) recommended the amount of employment land required across the County and identified sites that could be deallocated and areas where new allocations are required. In this concluding section we aggregate the local market research to provide a brief overview of the County, to compare the headline findings for the various settlements and to test the recommendations of the ELR.

### 1.1 North East LEP Area Property Market Overview

Over the past few years the UK's economic difficulties have impacted to a considerable extent on the North East's commercial property markets. After several years of stagnation characterised by falling rents and values, lengthy marketing periods and limited numbers of transactions, the past 12 months have seen a change. Enquiry levels are up, more companies are looking to extend or relocate and, importantly, financial institutions are increasingly willing to lend money against property.

Office and industrial development activity is cyclical, with the office development market particularly subject to booms and busts. Research has established links between office development booms and economic cycles, with a major boom occurring every 17 – 20 years. It is important to recognise that the levels of activity experienced during the middle years of the last decade were abnormal. The implication for Northumberland is that major speculative office development activity is unlikely to recur for a decade or more. That is not to say that there will be no speculative office development over this period, only that it is likely to be restricted to those locations where demand is strongest and only after existing surpluses have been absorbed by the market.

In and around Tyne & Wear, the stock of good quality industrial accommodation has reduced to a level where a supply/demand imbalance can be seen. This is, slowly, affecting both rental and capital values and has encouraged a modest amount of new development. In Northumberland the picture is more mixed. In some of the Main Towns increasing demand and improving business confidence is also evident and the supply of premises is tight. But in others, closure of major businesses has impacted on the local market and business confidence remains weak.

The office market in the LEP area is dominated by Newcastle City Centre. Here the lack of development and the gradual take-up of Grade A stock over the past five or six years has cleared the backlog of new space. There remains a lot of available space, but the majority of this is old and of poor quality. One has to question how much of this will ever let or sell unless refurbished, or put to alternative use. Similarly in Northumberland some of the town centre office stock is of poor quality for which demand will be limited.



By contrast the out of town market has a huge oversupply of new space with over one million sq ft of Grade A office accommodation available on the Tyneside's two major business parks, Cobalt and Quorum. This substantial overhang of office accommodation from the last boom is also prevalent at some business parks within Northumberland, notably Ramparts at Berwick, Cawledge at Alnwick and Northumberland Business Park at Cramlington. The last is competing for occupiers with Cobalt & Quorum, and despite a recent increase in occupiers and confidence that additional phases will be implemented, given the scale of the vacant floorspace, oversupply can be expected to persist for several more years.

The viability of property development is dependent on a range of factors including: availability and cost of finance, costs of site preparation, costs of infrastructure, construction costs, rental levels, yields, void periods, letting incentives, ability to secure pre-lets or forward sales and the availability of gap funding. Crucially however speculative development happens where there are fewer risks and constraints. Cities and major urban areas have higher overall demand, a high level of occupier churn, a greater number of available development sites and higher rental values which combine to substantially decrease the risk on investment. As a result, office investment and development is concentrated in cities and large conurbations, whilst towns and smaller settlements experience under-investment. For industrial premises it is locations on the edge of conurbations and which have good access to the strategic highway network where demand is strongest, where there is a concentration of occupiers and where rents are higher. Areas more distant from key transport links and markets are generally less attractive to industrial occupiers.

Historically, within the North East LEP area private sector speculative development of industrial premises has been viable only in a few "hot spots" such as Team Valley and Washington. These locations have critical mass, easy access to labour, excellent connectivity to the strategic highway network, and serviced development plots. The comprehensive package of fiscal and financial incentives offered by Enterprise Zones enabled some speculative industrial development in weaker locations such as Hylton Riverside, Sunrise Enterprise Park and New York Industrial Park. The latest round of Enterprise Zones, which offer a more restricted range of financial inducements to investors, developers and occupiers are unlikely to stimulate similar speculative development. To date, Northumberland's Enterprise Zones around the Blyth Estuary have attracted limited industrial development, with the provision of a ship fuel handling facility at the former Bates Colliery sites being the only firm development, but there is a good level of interest in the sites north of the River Blyth for bespoke manufacturing premises.

Within Northumberland the strongest industrial location is Cramlington, on the edge of the Tyne & Wear conurbation, which is served by a network of dual carriageways linking to the A1 and A19 and which has a supply of serviced plots capable of development without substantial abnormal cost. Agents and developers are cautiously optimistic that speculative development could return to Cramlington during the Local Plan period: current and planned investment in the upgrading of the A1 Western Bypass and the A19 / Coast Road junction would strengthen Cramlington as an industrial location, but there were also reservations regarding competition from Indigo Park.



In the office market speculative development has historically been largely confined to Tyne & Wear and Enterprise Zones. Office development activity is notoriously subject to booms and slumps. Typically rents of at least £20 per sq ft are required to enable speculative Grade A City Centre office development to proceed. Out-of town office development on serviced business parks generally have lower abnormal costs and where offices are built to standard designs then viable development can be achieved at rents of around £14 per sq ft.

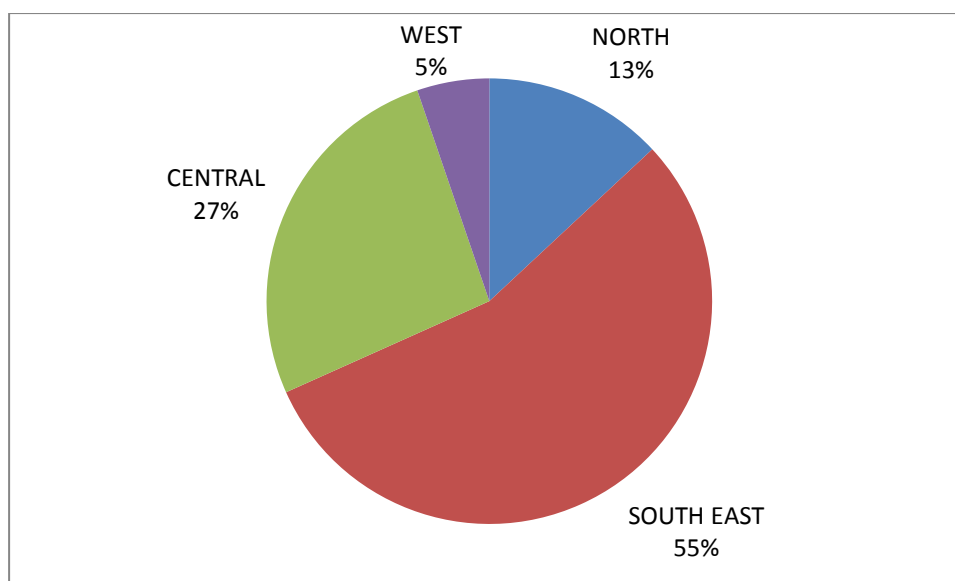
Again it is those locations on the edge of Tyne & Wear, such as Northumberland Business Park and Ponteland where there is some prospect of speculative office development over the plan period. Elsewhere the delivery of new employment floorspace will rely on:

- private sector developers securing pre-lets or forward sales,
- occupiers commissioning bespoke premises,
- public sector provision of advance office and industrial units,
- public sector provision of managed workspace; and
- conversions and changes of use.

### 1.3 Industrial Market

As noted above, development risk is reduced in areas where demand is underpinned by a critical mass of occupiers and where existing supply is tight. Existing levels of stock and current vacancy rates are key indicators to determine the strongest development locations within Northumberland.

**Distribution of Industrial Floorspace in Northumberland by Delivery Area**



Industrial premises are concentrated in those parts of the County that are closest to Tyneside. 55% of industrial floorspace and 46% of premises are within South East Northumberland. A further 27% of floorspace and 23% of premises are within the Central delivery area.



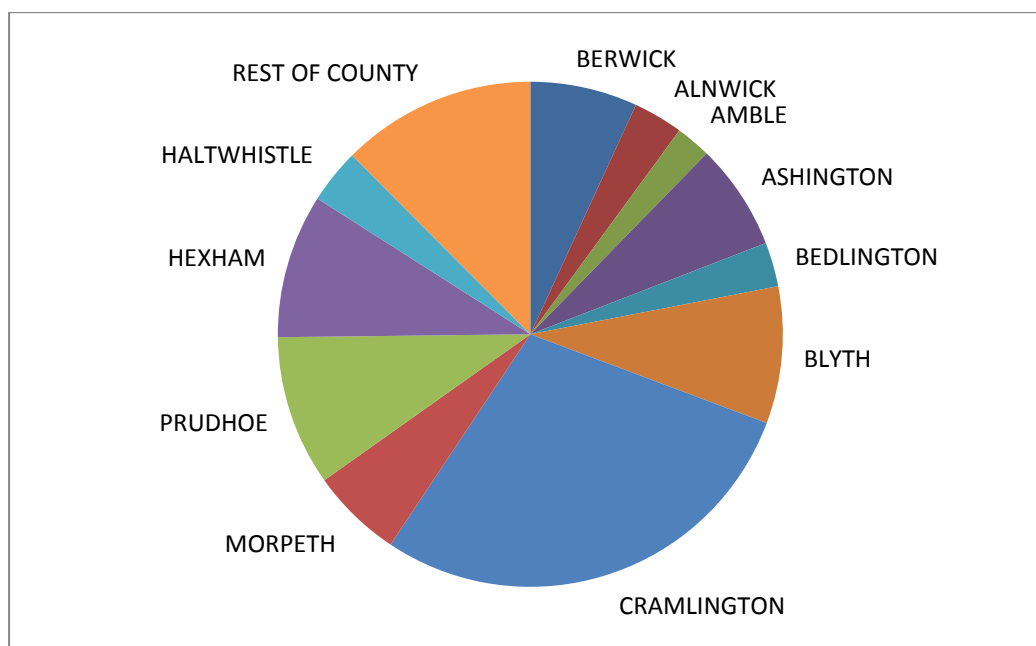
The overwhelming majority of industrial floorspace is situated in the Main Towns. The County's Service Centres and other settlements contribute just 12% of industrial floorspace. Cramlington is by far the most important town with 29% of the County's industrial floorspace; here the average unit size (1,298 sq m) is twice that of the County as a whole (639 sq m).

Prudhoe and Hexham which respectively account for 9.6% and 9.2% of the County's industrial floorspace are both home to very large businesses (SCA at Prudhoe & Egger at Hexham). Blyth, Ashington and Berwick all have more industrial premises than Prudhoe & Hexham. The table below ranks the ten largest towns when measured by floorspace or by unit numbers.

| Ranking | Town           | Floorspace | Town        | Units |
|---------|----------------|------------|-------------|-------|
| 1       | CRAMLINGTON    | 507,376    | CRAMLINGTON | 391   |
| 2       | PRUDHOE        | 170,603    | BLYTH       | 265   |
| 3       | HEXHAM         | 163,420    | ASHINGTON   | 258   |
| 4       | BLYTH          | 155,407    | BERWICK     | 246   |
| 5       | BERWICK        | 121,732    | HEXHAM      | 195   |
| 6       | ASHINGTON      | 120,816    | MORPETH     | 191   |
| 7       | MORPETH        | 103,774    | ALNWICK     | 169   |
| 8       | HALTWHISTLE    | 61,907     | PRUDHOE     | 147   |
| 9       | SEATON DELAVAL | 59,999     | AMBLE       | 135   |
| 10      | ALNWICK        | 56,428     | HALTWHISTLE | 110   |

The pie chart below shows the distribution of industrial floorspace between the Main Towns

**Distribution of Industrial Floorspace in Northumberland by Main Towns**





As might be expected, deals are concentrated in those areas with the most industrial units. The Table below ranks towns according to the number of recoded deals. The Main Towns dominate with 39% of all recorded industrial transactions within Cramlington. Relative to the number of units in the town there have been few deals in Hexham, which is a sign of the town's constrained industrial market.

| Ranking | Town           | Recorded Deals | Deals as a percentage of overall number premises |
|---------|----------------|----------------|--|
| 1       | CRAMLINGTON    | 283            | 72   |
| 2       | ASHINGTON      | 85             | 33   |
| 3       | BLYTH          | 61             | 23   |
| 4       | MORPETH        | 54             | 28   |
| 5       | ALNWICK        | 39             | 23   |
| 6       | PRUDHOE        | 38             | 25   |
| 7       | HALTWHISTLE    | 33             | 30   |
| 8       | AMBLE          | 31             | 23   |
| 9       | BERWICK        | 22             | 9  |
| 10      | BEDLINGTON     | 22             | 30   |
| 11      | HEXHAM         | 16             | 8  |
| 12      | BELFORD        | 11             | 39   |
| 13      | ROTHBURY       | 7              | 21   |
| 14      | CAMBOIS        | 7              | 12   |
| 15      | SEATON DELAVAL | 4              | 6  |
| 16      | WOOLER         | 3              | 3  |
| 17      | PONTELAND      | 1              | 2  |
| 18      | HAYDON BRIDGE  | 1              | 5  |
| 19      | BELLINGHAM     | 1              | 2  |
| 20      | SEAHOUSES      | 0              | 0  |
| 21      | ELLINGTON      | 0              | 0  |
| 22      | RURAL WEST     | 0              | 0  |
| 23      | CORBRIDGE      | 0              | 0  |
| 24      | ALLENDALE      | 0              | 0  |
| 25      | NEWBIGGIN      | 0              | 0  |

The Main Towns are ranked by vacancy rates in the table below. As availability tends to be under-reported in smaller settlements these are excluded from this ranking.



| Ranking | Town        | Vacancy Rate<br>(Floorspace) | Town        | Vacancy Rate<br>(Units) |
|---------|-------------|------------------------------|-------------|-------------------------|
| 1       | HEXHAM      | 0.5%                         | HEXHAM      | 1.0%                    |
| 2       | PRUDHOE     | 2.1%                         | ALNWICK     | 3.6%                    |
| 3       | ALNWICK     | 2.1%                         | PRUDHOE     | 5.4%                    |
| 4       | BERWICK     | 4.2%                         | BERWICK     | 6.5%                    |
| 5       | MORPETH     | 5.6%                         | HALTWHISTLE | 8.2%                    |
| 6       | ASHINGTON   | 12.8%                        | MORPETH     | 8.4%                    |
| 7       | HALTWHISTLE | 12.8%                        | AMBLE       | 8.9%                    |
| 8       | AMBLE       | 15.0%                        | BLYTH       | 15.8%                   |
| 9       | CRAMLINGTON | 15.4%                        | ASHINGTON   | 15.9%                   |
| 10      | BLYTH       | 22.1%                        | CRAMLINGTON | 18.4%                   |
| 11      | BEDLINGTON  | 33.0%                        | BEDLINGTON  | 22.4%                   |

Hexham, Prudhoe, Alnwick, Berwick and Morpeth all have vacancy rates of less than 10% whether measured by floorspace or units. All these towns are also amongst the ten largest when measured by floorspace or units. It follows that in each, industrial development activity can be expected during the plan period if suitable serviced sites are provided. It is notable that these towns are all within Central and North Northumberland. In the South East delivery area Cramlington, Blyth and Ashington have established critical mass, but high numbers of vacant units will need to be absorbed before development activity resumes. The rate in Bedlington is notably impacted by the large vacant units at the Welwyn Electrics site. However, as its commercial market is intrinsically linked to that of Ashington, Blyth and Cramlington, the availability of floorspace in these towns similarly impacts on the prospects of new industrial being delivered in Bedlington.

Development viability is dependent on a wide range of factors. Rents are key and are themselves a factor of demand, but they also reflect the size and quality of the premises. The table below ranks the various settlements according to maximum VOA rental value for industrial units. The table also records the average rental tone. It should be remembered that these VOA figures are estimates of pre-recession rental values (as at 1<sup>st</sup> April 2008) and that rents subsequently fell and though recovering may still fall short of 2008 levels in some parts of the County. The figures are however based on then prevailing market rents and do allow comparison of industrial markets across the County.



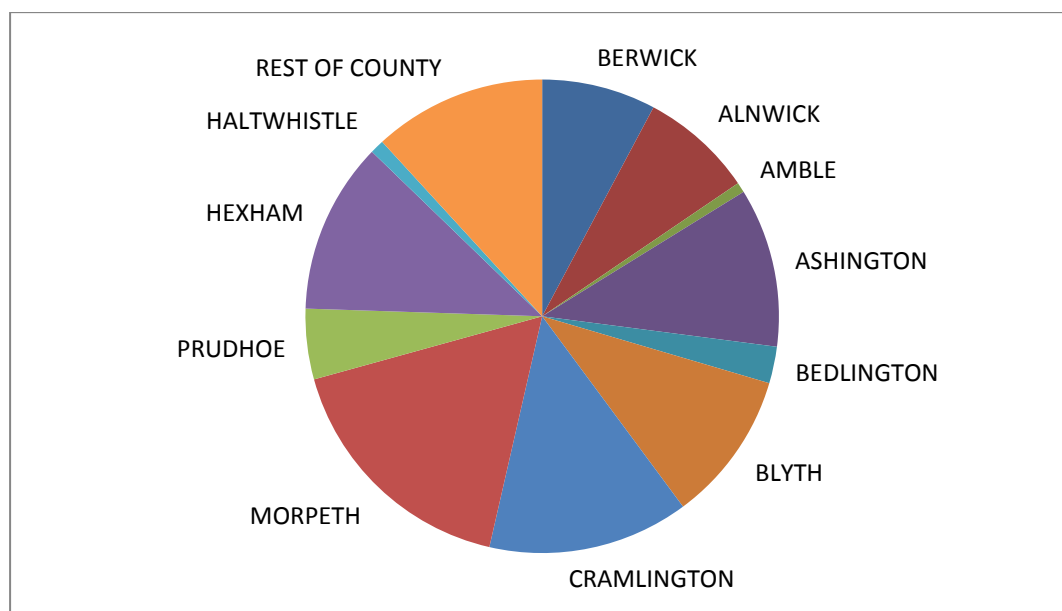
| Ranking | Town           | VOA Rental Tone<br>Maximum | VOA Rental Tone<br>Average |
|---------|----------------|----------------------------|----------------------------|
| 1       | CRAMLINGTON    | £7.53                      | £3.70                      |
| 2       | HEXHAM         | £7.06                      | £2.94                      |
| 3       | BEDLINGTON     | £7.01                      | £3.03                      |
| 4       | BERWICK        | £6.97                      | £2.52                      |
| 5       | PONTELAND      | £6.45                      | £3.53                      |
| 6       | PRUDHOE        | £6.19                      | £3.74                      |
| 7       | BLYTH          | £5.97                      | £3.14                      |
| 8       | HAYDON BRIDGE  | £5.82                      | £1.86                      |
| 9       | ASHINGTON      | £5.80                      | £3.58                      |
| 10      | NEWBIGGIN      | £5.49                      | £2.41                      |
| 11      | HALTWHISTLE    | £5.38                      | £2.16                      |
| 12      | MORPETH        | £5.36                      | £3.29                      |
| 13      | CORBRIDGE      | £5.26                      | £2.62                      |
| 14      | CAMBOIS        | £5.23                      | £2.32                      |
| 15      | ALLENDALE      | £5.07                      | £2.34                      |
| 16      | RURAL WEST     | £5.04                      | £1.96                      |
| 17      | ALNWICK        | £4.85                      | £2.52                      |
| 18      | SEATON DELAVAL | £4.59                      | £2.42                      |
| 19      | AMBLE          | £4.38                      | £2.62                      |
| 20      | ROTHBURY       | £4.28                      | £2.25                      |
| 21      | SEAHOUSES      | £3.81                      | £1.95                      |
| 22      | ELLINGTON      | £3.52                      | £1.93                      |
| 23      | BELLINGHAM     | £3.27                      | £1.95                      |
| 24      | WOOLER         | £3.11                      | £1.88                      |
| 25      | BELFORD        | £3.01                      | £2.16                      |

#### 1.4 Office Market

The overwhelming majority of office floorspace is situated in the Main Towns. The County's Service Centres and other settlements contribute just 12% of office floorspace. Morpeth has 17% of office floorspace its total is boosted by County Hall. In terms of unit numbers, Morpeth ranks third behind Cramlington and Hexham. At the other end of the scale Amble and Haltwhistle have very little office floorspace and are overtaken by service centres such as Ponteland and Corbridge



**Distribution of Office Floorspace in Northumberland by Main Towns**



The table below ranks the ten largest towns when measured by floorspace or by unit numbers.

| Ranking | Town        | Floorspace | Town        | Units |
|---------|-------------|------------|-------------|-------|
| 1       | MORPETH     | 36,148     | CRAMLINGTON | 202   |
| 2       | CRAMLINGTON | 28,973     | HEXHAM      | 162   |
| 3       | HEXHAM      | 24,722     | MORPETH     | 153   |
| 4       | ASHINGTON   | 22,933     | BLYTH       | 146   |
| 5       | BLYTH       | 21,745     | ASHINGTON   | 145   |
| 6       | BERWICK     | 16,453     | ALNWICK     | 126   |
| 7       | ALNWICK     | 16,274     | BERWICK     | 118   |
| 8       | PRUDHOE     | 10,161     | PONTELAND   | 108   |
| 9       | PONTELAND   | 8,407      | PRUDHOE     | 67    |
| 10      | BEDLINGTON  | 5,289      | CORBRIDGE   | 35    |

Similarly, the Main Towns dominate the number of reported deals, see table below. Again Ponteland, classed as a Service Centre has a more active office market than some of the Main Towns.





| Ranking | Town           | Recorded Deals |
|---------|----------------|----------------|
| 1       | CRAMLINGTON    | 57             |
| 2       | HEXHAM         | 42             |
| 3       | MORPETH        | 36             |
| 4       | ASHINGTON      | 28             |
| 5       | ALNWICK        | 23             |
| 6       | BERWICK        | 17             |
| 7       | BLYTH          | 15             |
| 8       | PONTELAND      | 10             |
| 9       | BEDLINGTON     | 7              |
| 10      | PRUDHOE        | 3              |
| 11      | NEWBIGGIN      | 3              |
| 12      | HALTWHISTLE    | 2              |
| 13      | AMBLE          | 2              |
| 14      | CAMBOIS        | 2              |
| 15      | CORBRIDGE      | 2              |
| 16      | ROTHBURY       | 1              |
| 17      | ALLENDALE      | 1              |
| 18      | BELFORD        | 0              |
| 19      | SEATON DELAVAL | 0              |
| 20      | WOOLER         | 0              |
| 21      | HAYDON BRIDGE  | 0              |
| 22      | BELLINGHAM     | 0              |
| 23      | SEAHOUSES      | 0              |
| 24      | ELLINGTON      | 0              |
| 25      | RURAL WEST     | 0              |

The Main Towns plus Ponteland and Corbridge are ranked by office vacancy rates in the table below. As availability tends to be under-reported in smaller settlements these are excluded from the ranking.

| Ranking | Town        | Vacancy Rate<br>(Floorspace) | Town        | Vacancy Rate<br>(Units) |
|---------|-------------|------------------------------|-------------|-------------------------|
| 1       | PRUDHOE     | 0.0%                         | PRUDHOE     | 0.0%                    |
| 2       | AMBLE       | 0.0%                         | AMBLE       | 0.0%                    |
| 3       | CORBRIDGE   | 3.6%                         | HEXHAM      | 6.8%                    |
| 4       | BEDLINGTON  | 6.2%                         | HALTWHISTLE | 7.7%                    |
| 5       | HALTWHISTLE | 10.7%                        | ALNWICK     | 7.9%                    |
| 6       | PONTELAND   | 10.8%                        | CORBRIDGE   | 8.6%                    |
| 7       | ASHINGTON   | 13.9%                        | PONTELAND   | 9.3%                    |



|           |             |       |             |       |
|-----------|-------------|-------|-------------|-------|
| <b>8</b>  | HEXHAM      | 15.8% | BEDLINGTON  | 11.8% |
| <b>9</b>  | ALNWICK     | 17.5% | MORPETH     | 11.8% |
| <b>10</b> | MORPETH     | 17.7% | ASHINGTON   | 14.5% |
| <b>11</b> | BLYTH       | 23.7% | BLYTH       | 17.8% |
| <b>12</b> | BERWICK     | 43.9% | CRAMLINGTON | 24.3% |
| <b>13</b> | CRAMLINGTON | 55.6% | BERWICK     | 28.0% |

Prudhoe, Amble and Corbridge all have vacancy rates of less than 10% whether measured by floorspace or units. None of these towns have a critical mass of office occupiers to underpin demand and as a consequence future provision of floorspace will be regarded as risky. However it should be noted that two of these settlements are situated in the Tyne Valley and Hexham and Ponteland (for the purposes of our analysis Horsley & Heddon are included with Ponteland) both have vacancy rates equating to less than 10% of units. The Tyne Valley area as whole has a more substantial critical mass of office based businesses, which could enable office development targeting a wider catchment area.

Development viability is dependent on a wide range of factors. Rents are key and are themselves a factor of demand, but they also reflect the size and quality of the premises. The table below ranks the various settlements according to maximum VOA rental value for offices. The table also records the average rental tone. It should be remembered that these VOA figures are estimates of pre-recession rental values (as at 1<sup>st</sup> April 2008) and that rents subsequently fell and in some places will take some time to recover to 2008 levels. The figures are however based on prevailing rental evidence and allow comparison of office markets across the County. Highest office rents are achieved in settlements close to the Tyneside conurbation: Ponteland, Morpeth, Cramlington and Prudhoe. Other large main towns such as Berwick, Hexham, Blyth and Ashington in which there is a critical mass of professional services also sustain reasonable levels of rent. In smaller market towns and villages rents are lower.

The viability of office development will be stronger in those locations where rents are highest. But in towns such as Alnwick, Berwick and Cramlington where the market is struggling to absorb oversupply from pre-recession development activity, the return of office development is likely to be postponed in the short term.



| Ranking | Town           | VOA Rental Tone<br>Maximum | VOA Rental Tone<br>Average |
|---------|----------------|----------------------------|----------------------------|
| 1       | PONTELAND      | £15.64                     | £8.90                      |
| 2       | MORPETH        | £13.66                     | £6.66                      |
| 3       | CRAMLINGTON    | £13.29                     | £10.86                     |
| 4       | PRUDHOE        | £12.71                     | £6.56                      |
| 5       | BERWICK        | £12.66                     | £6.55                      |
| 6       | HEXHAM         | £10.15                     | £6.86                      |
| 7       | BLYTH          | £9.29                      | £6.49                      |
| 8       | ASHINGTON      | £9.29                      | £7.07                      |
| 9       | ALNWICK        | £9.20                      | £5.99                      |
| 10      | CORBRIDGE      | £9.20                      | £6.57                      |
| 11      | HALTWHISTLE    | £7.43                      | £4.24                      |
| 12      | BEDLINGTON     | £7.31                      | £5.52                      |
| 13      | ELLINGTON      | £6.97                      | £5.35                      |
| 14      | AMBLE          | £6.50                      | £6.15                      |
| 15      | ROTHBURY       | £6.50                      | £5.01                      |
| 16      | BELLINGHAM     | £6.43                      | £4.77                      |
| 17      | ALLENDAL       | £6.13                      | £4.67                      |
| 18      | HAYDON BRIDGE  | £5.57                      | £4.82                      |
| 19      | CAMBOIS        | £5.57                      | £4.10                      |
| 20      | SEATON DELAVAL | £5.45                      | £4.56                      |
| 21      | RURAL WEST     | £5.39                      | £4.69                      |
| 22      | WOOLER         | £5.11                      | £3.99                      |
| 23      | SEAHOUSES      | £4.85                      | £3.78                      |
| 24      | NEWBIGGIN      | £4.42                      | £3.50                      |
| 25      | BELFORD        | £4.18                      | £2.75                      |



## 1.5 Employment Land Supply

The table below compares the settlements according to total employment floorspace, the scale of current employment land allocations, amounts of available allocated employment land and annual average take-up of allocated sites for B-class uses. Overall there are 384 hectares of available allocated employment land across the County. Against an average take-up of 6.22 ha per annum this equates to a 61 year supply.

Within 8 of the 25 settlements no allocated employment land has been developed for B-Class uses over the last 16 years; and in another 7 average take-up has averaged less than 0.10 ha per annum. In some cases this is due to low levels of demand in others it is a result of the low quality of available sites and/or the restricted viability of development. More detail is given in the chapters relating to individual settlements.

| Settlement    | Employment Floorspace (sq m) | Allocated Employment Land (ha) | Available Employment Land (ha) | Average Take-up for B-Class use (ha p.a.) |
|---------------|------------------------------|--------------------------------|--------------------------------|---|
| CRAMLINGTON   | 536,349                      | 307.01                         | 83.79                          | 1.38                                      |
| HEXHAM        | 188,142                      | 74.95                          | 2.00                           | 0.63                                      |
| PRUDHOE       | 180,764                      | 59.06                          | 12.17                          | 0.32                                      |
| BLYTH         | 177,152                      | 111.27                         | 21.46                          | 0.63                                      |
| ASHINGTON     | 143,749                      | 115.85                         | 28.12                          | 1.28                                      |
| MORPETH       | 139,922                      | 99.76                          | 12.00                          | 0.19                                      |
| BERWICK       | 138,185                      | 84.08                          | 17.50                          | 0.25                                      |
| ALNWICK       | 72,703                       | 58.97                          | 8.25                           | 0.43                                      |
| HALTWHISTLE   | 63,932                       | 34.32                          | 6.51                           | 0.05                                      |
| SEATON        | 60,604                       | 27.07                          | 3.32                           | 0   |
| BEDLINGTON    | 55,516                       | 24.04                          | 0                              | 0.06                                      |
| AMBLE         | 41,385                       | 26.92                          | 11.90                          | 0.05                                      |
| CAMBOIS       | 38,805                       | 343.17                         | 149.90                         | 0.66                                      |
| WOOLER        | 34,045                       | 16.79                          | 2.09                           | 0.07                                      |
| PONTELAND     | 29,258                       | 29.81                          | 0                              | 0   |
| HAYDON        | 15,890                       | 6.30                           | 0.23                           | 0   |
| BELLINGHAM    | 12,708                       | 1.40                           | 0.36                           | 0   |
| ROTHBURY      | 9,436                        | 9.83                           | 0                              | 0   |
| CORBRIDGE     | 9,173                        | 2.57                           | 0                              | 0.02                                      |
| ELLINGTON     | 8,396                        | 91.13                          | 19.39                          | 0.12                                      |
| BELFORD       | 7,206                        | 10.16                          | 1.65                           | 0.05                                      |
| RURAL WEST    | 7,142                        | 1.10                           | 1.10                           | 0   |
| ALLENDALE     | 5,307                        | 2.84                           | 1.13                           | 0   |
| SEAHOUSES     | 5,054                        | 2.63                           | 0.83                           | 0.03                                      |
| NEWBIGGIN     | 3,052                        | 0.30                           | 0.30                           | 0   |
| <b>COUNTY</b> | <b>1,983,875</b>             | <b>1541.33</b>                 | <b>384.00</b>                  | <b>6.22</b>                               |



This comparison identifies that:

- Cramlington is the County's most important employment location in terms of floorspace and take-up. Ashington, although ranking fifth in terms of floorspace, has ranked second in terms of take-up.
- Hexham, which ranks second in terms of floorspace, has a very low level of available employment land. Relative to their size, take-up in both Hexham and Prudhoe has been constrained. In the Prudhoe area although there appears to be plenty of available employment land much is heavily constrained and is unlikely to ever be developed for employment use.
- Bedlington, Ponteland, Rothbury and Corbridge have no allocated employment land and in the case of Ponteland and Rothbury the lack of take-up over the last 16 years can be attributed to this. In the case of Bedlington the absence of land is more than compensated for by the scale of allocations around Cambois.
- Some 39% of the County's available employment land is at Cambois. Much of the land at Cambois is being marketed as a strategic site aimed at attracting investment from specific growth sectors. This sets it apart from the general employment land supply.
- Various smaller settlements have little or no readily available land, here requirements are infrequent but providing small plots with infrastructure would facilitate development when required. The council should be supportive of appropriate building conversions and sustainably located new build premises that the market brings forward to provide for local need.
- Amble and Ellington have substantial amounts of readily available land relative to their existing employment floorspace. Consideration should be given to substantially reducing the scale of allocations in both locations.
- The smaller settlements of Belford, Allendale, Seahouses and Newbiggin also have high proportions of readily available sites, but these are modest in size (less than a hectare). However where there are sites requiring preparation in these smaller settlements there is little case for their retention.

In summary, this objective assessment of demand on a settlement by settlement basis broadly supports recommendations in the Northumberland ELR which proposed new allocations in Prudhoe, Hexham, Morpeth and Ponteland; though the case for further allocations at Blyth and Alnwick is weaker. Evidence of demand also suggests that there is scope for the Council to de-allocate sites, with most de-allocation recommendations in the ELR still being valid. The Council should also consider reducing the scale of the allocated employment site at Amble; and in other



individual settlements there are also opportunities for the Council to modify the employment land portfolio, as detailed in individual settlement portfolios.

In identifying a portfolio of employment land for the County, the Council should have regard to the findings not just of this study but also to the updated econometric modelling that it has commissioned and to its own review of past land take-up which should be used to cross-check forecasts derived from the modelling.



## APPENDIX 1

### WORKSHOP ATTENDEES

| NAME                 | COMPANY                       | ROLE        |
|----------------------|-------------------------------|-------------|
| Chris Donabie        | DTZ                           |             |
| Kristoffer Smith     | Edwin Thompson                |             |
| Simon Brierley       | George F White                |             |
| Nick Atkinson        | HTA Real Estate               |             |
| Simon Hill           | HTA Real Estate               |             |
| Andrew Tucker        | Johnson Tucker                |             |
| Mark Proudlock       | Knight Frank                  |             |
| Matt McIntosh        | MJM Commercial                |             |
| Les Chadwick         | Robertson Simpson             |             |
| Steve Brown          | Whittle Jones                 |             |
| Andy Creighton       | Gladman                       |             |
| Graham Adams         | Arch                          |             |
| Colin Barnes         | Northumberland Estates        |             |
| Jo-Anne Garrick      | Northumberland County Council |             |
| Joan Sanderson       | Northumberland County Council |             |
| James Cowen          | Northumberland County Council | Facilitator |
| Emma Thomas          | Northumberland County Council | Note Taker  |
| Richard Wilson       | ES Group                      | Facilitator |
| Michael O'Brien      | ES Group                      | Facilitator |
| Tim Knight           | ES Group                      | Facilitator |
| Emily Dixon-Thornton | ES Group                      | Note Taker  |
| James Simpson        | ES Group                      | Note Taker  |
| Chris Pattinson      | ES Group                      | Note Taker  |

**APPENDIX 2  
INDUSTRIAL STOCK**

| ADDRESS   | TOWN  | POSTCODE | DESCRIPTION  | PSD CODE | TOTAL AREA (sq m) | TOTAL VALUE | < 50 | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 | Rent per sq m | Rent psf |
|---|-------|----------|--|----------|-------------------|-------------|------|----------|-----------|-----------|------------|-------------|-------------|--------|---------------|----------|
| <b>AMBLE</b>  |       |          |  |          |                   |             |      |          |           |           |            |             |             |        |               |          |
| STORE NO 1, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD              | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 40.1              | 955         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £23.82        | £2.21    |
| STORE NO 2, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD              | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 40.1              | 955         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £23.82        | £2.21    |
| STORE NO 3, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD              | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 86                | 1856        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £21.58        | £2.00    |
| STORE NO 4, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD              | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 74.6              | 1610        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £21.58        | £2.00    |
| STORE NO 5, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD              | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 52.8              | 1191        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £22.56        | £2.10    |
| STORE NO 6, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD              | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 52.8              | 1191        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £22.56        | £2.10    |
| STORE NO 7, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD              | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 52.8              | 1191        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £22.56        | £2.10    |
| STORE NO 8, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD              | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 52.8              | 1191        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £22.56        | £2.10    |
| STORE NO 9, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD              | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 52.8              | 1191        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £22.56        | £2.10    |
| STORE NO 10, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD             | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 52.8              | 1191        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £22.56        | £2.10    |
| STORE NO 11, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD             | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 52.8              | 1191        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £22.56        | £2.10    |
| STORE NO 12, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD             | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 52.8              | 1191        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £22.56        | £2.10    |
| STORE NO 13, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD             | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 52.8              | 1191        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £22.56        | £2.10    |
| STORE NO 14, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD             | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 52.8              | 1191        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £22.56        | £2.10    |
| STORE NO 15, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD             | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 52.8              | 1191        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £22.56        | £2.10    |
| BROOMHILL QUAY, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD          | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 34.7              | 714         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £20.58        | £1.91    |
| FISHERMANS HUT NO 1, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD     | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 37.1              | 797         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £21.48        | £2.00    |
| BROOMHILL QUAY, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD          | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 55.9              | 1048        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £18.75        | £1.74    |
| A BROWN, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD                 | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 35.6              | 733         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £20.59        | £1.91    |
| BROOMHILL QUAY, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD          | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 55.9              | 1055        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £18.87        | £1.75    |
| C R ARMSTRONG, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD           | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 54.6              | 1071        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £19.62        | £1.82    |
| BROOMHILL QUAY, BROOMHILL QUAY, QUAYSIDE, AMBLE, MORPETH, NORTHD          | AMBLE | NE65 0AP | STORE AND PREMISES   | CW3      | 55.9              | 1055        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £18.87        | £1.75    |
|   |       |          |  |          |                   |             | 5    | 17       | 0         | 0         | 0          | 0           | 0           | 0      | 22            |          |
| STORE ADJ 19-21, NORTH VIEW, AMBLE, MORPETH, NORTHD                       | AMBLE | NE65 0BT | STORE  | CW3      | 15.6              | 371         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £23.78        | £2.21    |
| V CAMPBELL SMITH, NORTH BANKS, AMBLE, MORPETH, NORTHD                     | AMBLE | NE65 0DH | STORE AND PREMISES   | CW3      | 164.5             | 2579        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £15.68        | £1.46    |
| W WADE, NORTH BANKS, AMBLE, MORPETH, NORTHD                               | AMBLE | NE65 0DH | STORE AND PREMISES   | CW3      | 56.6              | 1460        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £25.80        | £2.40    |
| R/O NO LIMITS HEALTH CLUB, NORTH BANKS, AMBLE, MORPETH, NORTHD            | AMBLE | NE65 0DH | STORE AND PREMISES   | CW3      | 25.8              | 731         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £28.33        | £2.63    |
| A CONNINGS, NORTH BANKS, AMBLE, MORPETH, NORTHD                           | AMBLE | NE65 0DH | STORE AND PREMISES   | CW3      | 130.1             | 3269        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £25.13        | £2.33    |
| HARRISONS YARD, COQUET STREET, AMBLE, MORPETH, NORTHD                     | AMBLE | NE65 0DJ | STORE AND PREMISES   | CW3      | 46.5              | 1554        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £33.42        | £3.10    |
| 12-14, COQUET STREET, AMBLE, MORPETH, NORTHD                              | AMBLE | NE65 0DJ | FACTORY AND PREMISES   | IF       | 1086.2            | 27583       | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0      | £25.39        | £2.36    |
| CENTRAL GARAGE, BRIDGE STREET, AMBLE, MORPETH, NORTHD                     | AMBLE | NE65 0DR | WORKSHOP AND PREMISES  | IF3      | 483.2             | 4676        | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      | £9.68         | £0.90    |
| ROBBS AUTO REPAIRS, WELLWOOD STREET, AMBLE, MORPETH, NORTHD               | AMBLE | NE65 0EL | VEHICLE REPAIR WORKSHOP AND PREMISES                         | CG1      | 89.5              | 2286        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £25.54        | £2.37    |
| THE WORKSHOP, WELLWOOD STREET, AMBLE, MORPETH, NORTHD                     | AMBLE | NE65 0EL | STORAGE DEPOT AND PREMISES                                   | CW2      | 203.4             | 4350        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £21.39        | £1.99    |
| ADJ G W FENDER & SONS LTD, WELLWOOD STREET, AMBLE, MORPETH, NORTHD        | AMBLE | NE65 0EL | STORE AND PREMISES   | CW3      | 18.1              | 552         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £30.50        | £2.83    |
| W GIBSON, WELLWOOD STREET, AMBLE, MORPETH, NORTHD                         | AMBLE | NE65 0EL | STORE AND PREMISES   | CW3      | 26.5              | 683         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £25.77        | £2.39    |
| A C JOINERY SERVICES, WELLWOOD STREET, AMBLE, MORPETH, NORTHD             | AMBLE | NE65 0EL | STORE AND PREMISES   | CW3      | 62.7              | 1561        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £24.90        | £2.31    |
| WARKWORTH DECORATING SERVICES, WELLWOOD STREET, AMBLE, MORPETH, NORTHD    | AMBLE | NE65 0EL | STORE AND PREMISES   | CW3      | 45.1              | 1664        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £36.90        | £3.43    |
| G W FENDER & SONS LTD, WELLWOOD STREET, AMBLE, MORPETH, NORTHD            | AMBLE | NE65 0EL | STORES, OFFICE AND PREMISES                                  | CW3O     | 228.1             | 5326        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £23.35        | £2.17    |
| I CLOW, MIDDLETON STREET, AMBLE, MORPETH, NORTHD                          | AMBLE | NE65 0ET | STORAGE DEPOT AND PREMISES                                   | CW2      | 49.7              | 1026        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £20.64        | £1.92    |
| R IRELAND, GLOSTER HILL, AMBLE, MORPETH, NORTHD                           | AMBLE | NE65 0HJ | VEHICLE REPAIR WORKSHOP AND PREMISES                         | CG1      | 112.6             | 2561        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £22.74        | £2.11    |
| M PRINGLE, MAIN STREET, RADCLIFFE, MORPETH, NORTHD                        | AMBLE | NE65 0JB | WORKSHOP AND PREMISES  | IF3      | 838.5             | 7205        | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      | £8.59         | £0.80    |
| WORKSHOP AT 1, HIGH HAUXLEY, AMBLE, MORPETH, NORTHD                       | AMBLE | NE65 0JW | WORKSHOP   | IF3      | 40.9              | 1298        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £31.74        | £2.95    |
| 7A, THE WYND, AMBLE, MORPETH, NORTHD                                      | AMBLE | NE65 0LH | STORAGE DEPOT AND PREMISES                                   | CW2      | 151.9             | 2413        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £15.89        | £1.48    |
| COAL YARD, THE WYND, AMBLE, MORPETH, NORTHD                               | AMBLE | NE65 0LL | STORAGE DEPOT AND PREMISES                                   | CW2      | 73.9              | 2388        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £32.31        | £3.00    |
| OLD GAS WORKS YARD, THE WYND, AMBLE, MORPETH, NORTHD                      | AMBLE | NE65 0LL | STORAGE DEPOT AND PREMISES                                   | CW2      | 67.7              | 1994        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £29.45        | £2.74    |
| WILSON SAFETY SUPPLIES, GIBSON STREET, AMBLE, MORPETH, NORTHD             | AMBLE | NE65 0LR | STORE AND PREMISES   | CW3O     | 131               | 3001        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £22.91        | £2.13    |
| CLIFFWELL SERVICE STATION, ALBERT STREET, AMBLE, MORPETH, NORTHD          | AMBLE | NE65 0LU | VEHICLE REPAIR WORKSHOP AND PREMISES                         | CG1O     | 376.3             | 12031       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      | £31.97        | £2.97    |
| AMBLE SERVICES, MARKS BRIDGE, AMBLE, MORPETH, NORTHD                      | AMBLE | NE65 0NB | VEHICLE REPAIR WORKSHOP, PETROL FILLING STATION AND PREMISES | CG1      | 374.04            | 32710       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      | £87.45        |          |
| FC AMBLE JUNIORS RECREATION PARK, ACKLINGTON ROAD, AMBLE, MORPETH, NORTHD | AMBLE | NE65 0NG | STORE  | CW3      | 11                | 448         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £40.73        | £3.78    |
| Y T S TRAINING CENTRE, SCOTT STREET, AMBLE, MORPETH, NORTHD               | AMBLE | NE65 0NU | WORKSHOP AND PREMISES  | IF3      | 218.3             | 2991        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £13.70        | £1.27    |
| BIRLING QUARRY, BIRLING, MORPETH, NORTHD                                  | AMBLE | NE65 0XS | WORKSHOP AND PREMISES  | IF3      | 131.9             | 1740        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £13.19        | £1.23    |
|   |       |          |  |          |                   |             | 9    | 5        | 9         | 3         | 1          | 1           | 0           | 0      | 28            |          |
| COOPERS OF AMBLE, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD          | AMBLE | NE65 0PE | VEHICLE REPAIR WORKSHOP AND PREMISES                         | CG1      | 492.4             | 14143       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      | £28.72        | £2.67    |
| UNIT 17, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                   | AMBLE | NE65 0PE | VEHICLE REPAIR WORKSHOP AND PREMISES                         | CG1      | 151.1             | 5282        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £34.96        | £3.25    |
| LONGSTAFFS TRAVEL LTD, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD     | AMBLE | NE65 0PE | VEHICLE REPAIR WORKSHOP AND PREMISES                         | CG1      | 289.4             | 10531       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      | £36.39        | £3.38    |
| UNIT 3, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                    | AMBLE | NE65 0PE | VEHICLE REPAIR WORKSHOP AND PREMISES                         | CG1      | 128.9             | 5903        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £45.80        | £4.25    |
| NORTH EAST KAYAKS AND PADDES THE BLUE BUILDING, COQUET ENTERPRISE PARK,   | AMBLE | NE65 0PE | WAREHOUSE AND PREMISES                                       | CW       | 343.9             | 10461       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      | £30.42        | £2.83    |
| UNIT DC104/2, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD              | AMBLE | NE65 0PE | WAREHOUSE AND PREMISES                                       | CW       | 503.4             | 15425       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      | £30.64        | £2.85    |
| UNIT DC104/1, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD              | AMBLE | NE65 0PE | WAREHOUSE AND PREMISES                                       | CW       | 577               | 16207       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      | £28.09        | £2.61    |
| UNIT SC, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                   | AMBLE | NE65 0PE | WAREHOUSE AND PREMISES                                       | CW       | 100               | 4188        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £41.88        | £3.89    |
| CASTLEMANIA, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD               | AMBLE | NE65 0PE | CHILDRENS ACTIVITY PLAYGROUND                                | CW       | 810.36            | 22344       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      | £27.57        | £2.56    |
| UNIT 2, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                    | AMBLE | NE65 0PE | WAREHOUSE AND PREMISES                                       | CW       | 128.4             | 5868        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £45.70        | £4.25    |



## APPENDIX 2

### INDUSTRIAL STOCK

|  |         |          |  |      |  |         |       |   |    |    |   |   |   |   |   |   |        |        |        |       |
|--|---------|----------|--|------|--|---------|-------|---|----|----|---|---|---|---|---|---|--------|--------|--------|-------|
| UNIT 7, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                 | AMBLE   | NE65 OPE | WAREHOUSE AND PREMISES                                       | CW   |  | 177.48  | 6948  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 48     | £39.15 | £3.64  |       |
| D P BUILDERS, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                           | AMBLE   | NE65 OPE | STORAGE DEPOT AND PREMISES                                   | CW2  |  | 764.65  | 21600 | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |        | £28.25 | £2.62  |       |
| UNIT 5 AT HOLYWELL ENGINEERING, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD         | AMBLE   | NE65 OPE | STORE AND PREMISES   | CW3  |  | 749.1   | 14582 | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |        | £19.47 | £1.81  |       |
| UNIT 6 AT HOLYWELL ENGINEERING, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD         | AMBLE   | NE65 OPE | STORE AND PREMISES   | CW3  |  | 539.1   | 15129 | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |        | £28.06 | £2.61  |       |
| UNIT 16, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                | AMBLE   | NE65 OPE | STORE AND PREMISES   | CW3  |  | 158.1   | 5666  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |        | £35.84 | £3.33  |       |
| UNIT 5A, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                | AMBLE   | NE65 OPE | STORE AND PREMISES   | CW3  |  | 99.8    | 4180  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £41.88 | £3.89  |       |
| UNIT 6A, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                | AMBLE   | NE65 OPE | FITNESS ROOM, STORE AND PREMISES                             | CW3  |  | 74.88   | 3263  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £43.58 | £4.05  |       |
| SITE 4/5, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                               | AMBLE   | NE65 OPE | STORE AND PREMISES   | CW3  |  | 93.87   | 3117  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £33.21 | £3.08  |       |
| UNIT 1 SITE 6, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                          | AMBLE   | NE65 OPE | STORE AND PREMISES   | CW3  |  | 54.8    | 2354  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £42.96 | £3.99  |       |
| UNIT 2 SITE 6, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                          | AMBLE   | NE65 OPE | STORE AND PREMISES   | CW3  |  | 54.8    | 2354  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £42.96 | £3.99  |       |
| NORTHERN STRUCTURES, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                    | AMBLE   | NE65 OPE | FACTORY AND PREMISES   | IF   |  | 1795.5  | 48511 | 0 | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 0 |        | £27.02 | £2.51  |       |
| P E C FURNITURE LTD, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                    | AMBLE   | NE65 OPE | FACTORY AND PREMISES   | IF   |  | 296.9   | 11052 | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |        | £37.22 | £3.46  |       |
| R GELLEY UNIT 16, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                       | AMBLE   | NE65 OPE | FACTORY, STORE AND PREMISES                                  | IF   |  | 1121.81 | 22895 | 0 | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 0 |        | £20.41 | £1.90  |       |
| MOIR SEAFOODS, COQUET INDUSTRIAL ESTATE, AMBLE, MORPETH, NORTHD                        | AMBLE   | NE65 OPE | FACTORY AND PREMISES   | IF   |  | 1785.7  | 40186 | 0 | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 0 |        | £22.50 | £2.09  |       |
| UNIT 8B, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                | AMBLE   | NE65 OPE | FACTORY AND PREMISES   | IF   |  | 73.1    | 3061  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £41.87 | £3.89  |       |
| UNIT 6, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                 | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 368.62  | 11119 | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |        | £30.16 | £2.80  |       |
| UNITS 3/4 & 4A AT HOLYWELL ENGINEERING, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 2412.33 | 51467 | 0 | 0  | 0  | 0 | 0 | 0 | 0 | 1 | 0 |        | £21.33 | £1.98  |       |
| UNIT 1 AT HOLYWELL ENGINEERING, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD         | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 616.16  | 16451 | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |        | £26.70 | £2.48  |       |
| UNIT 2 AT HOLYWELL ENGINEERING, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD         | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 478.7   | 14184 | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |        | £29.63 | £2.75  |       |
| UNIT F, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                 | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 232.9   | 8347  | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |        | £35.84 | £3.33  |       |
| UNIT 1A AT HOLYWELL ENGINEERING, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD        | AMBLE   | NE65 OPE | OFFICES, STORE AND PREMISES                                  | IF3  |  | 209     | 7598  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |        | £36.35 | £3.38  |       |
| UNIT 5B, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 100     | 4188  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |        | £41.88 | £3.89  |       |
| UNIT 6B, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 49.9    | 2308  | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £46.25 | £4.30  |       |
| UNIT 6C, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 74.9    | 3137  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £41.88 | £3.89  |       |
| UNIT 6D, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 49.9    | 2308  | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £46.25 | £4.30  |       |
| UNIT 6C-D, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                              | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 156.7   | 5244  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |        | £33.47 | £3.11  |       |
| UNIT 6A, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 50.6    | 2312  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £45.69 | £4.24  |       |
| UNIT 1, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                 | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 176.8   | 7604  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |        | £43.01 | £4.00  |       |
| UNIT 4, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                 | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 87.9    | 3679  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £41.85 | £3.89  |       |
| UNIT 5, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                 | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 87.53   | 3663  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £41.85 | £3.89  |       |
| UNIT 6, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                                 | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 87.89   | 3678  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £41.85 | £3.89  |       |
| UNIT 3 SITE 6, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD                          | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 54.5    | 2570  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £47.16 | £4.38  |       |
| ALNWICK DISTRICT COUNCIL DEPOT, COQUET ENTERPRISE PARK, AMBLE, MORPETH, NORTHD         | AMBLE   | NE65 OPE | WORKSHOP AND PREMISES  | IF3  |  | 220.5   | 9028  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |        | £40.94 | £3.80  |       |
| UNIT 5, GLENDALE COURT, AMBLE, MORPETH, NORTHD   | AMBLE   | NE65 ORJ | STORE AND PREMISES   | CW3  |  | 24.3    | 929   | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £38.23 | £3.55  |       |
| UNIT 1, GLENDALE COURT, AMBLE, MORPETH, NORTHD   | AMBLE   | NE65 ORJ | STORE AND PREMISES   | CW3  |  | 38.1    | 1374  | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £36.06 | £3.35  |       |
| UNIT 2, GLENDALE COURT, AMBLE, MORPETH, NORTHD   | AMBLE   | NE65 ORJ | STORE AND PREMISES   | CW3  |  | 38.1    | 1374  | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £36.06 | £3.35  |       |
| UNIT 3, GLENDALE COURT, AMBLE, MORPETH, NORTHD   | AMBLE   | NE65 ORJ | STORE AND PREMISES   | CW3  |  | 38.1    | 1374  | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £36.06 | £3.35  |       |
| UNIT 4, GLENDALE COURT, AMBLE, MORPETH, NORTHD   | AMBLE   | NE65 ORJ | WORKSHOP AND PREMISES  | IF3  |  | 24.9    | 952   | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        | £38.23 | £3.55  |       |
|  |         |          |  |      |  |         |       | 7 | 12 | 12 | 6 | 7 | 3 | 1 | 0 |   |        |        |        |       |
| D J PURVIS CUSTOM PLANT, HIGH HAZON, ACKLINGTON, MORPETH, NORTHD                       |         | NE65 9AT | WORKSHOP, STORES AND PREMISES                                | IF3S |  | 1306.6  | 11272 | 0 | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 0 |        | 19     | £8.63  | £0.80 |
| 9, THE VILLAGE, ACKLINGTON, MORPETH, NORTHD  |         | NE65 9BJ | VEHICLE REPAIR WORKSHOP AND PREMISES                         | CG1  |  | 399.9   | 7042  | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |        |        | £17.61 | £1.64 |
| T W BARNES, SWARLAND   |         | NE65 9HU | VEHICLE REPAIR WORKSHOP AND PREMISES                         | CG1  |  | 73.2    | 1076  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        |        | £14.70 | £1.37 |
| SWARLAND FENCE STORAGE, FELTON, MORPETH, NORTHD  |         | NE65 9HX | STORES AND PREMISES  | CW3  |  | 837.6   | 7056  | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |        |        | £8.42  | £0.78 |
| RASHERCAP, FELTON, MORPETH, NORTHD   |         | NE65 9NZ | VEHICLE REPAIR WORKSHOP AND PREMISES                         | CG1  |  | 97.1    | 2381  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        |        | £24.52 | £2.28 |
| G A SMITH BULK HAULAGE LTD, RASHERCAP, FELTON, MORPETH, NORTHD                         |         | NE65 9NZ | ROAD HAULAGE DEPOT AND PREMISES                              | CG4  |  | 305.5   | 9446  | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |        |        | £30.92 | £2.87 |
| KITSWELL DENE, FELTON, MORPETH, NORTHD   |         | NE65 9NZ | STORE AND PREMISES   | CW3  |  | 7121.1  | 85785 | 0 | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 1 |        |        | £12.05 | £1.12 |
| BIRCHWOOD HOUSE, KITSWELL DENE, FELTON, MORPETH, NORTHD                                |         | NE65 9NZ | STORE AND PREMISES   | CW3  |  | 80.3    | 2777  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |        |        | £34.58 | £3.21 |
| J H YOUNG, WEST MOOR, FELTON, MORPETH, NORTHD  |         | NE65 9QE | WORKSHOP AND PREMISES  | IF3  |  | 583     | 7701  | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |        |        | £13.21 | £1.23 |
| STUDLEY COTTAGE UNIT 1A, ESHOTT HEUGH FARM, FELTON, MORPETH, NORTHD                    |         | NE65 9QH | WORKSHOP AND PREMISES  | IF3  |  | 29      | 765   | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £26.38 |        | £2.45  |       |
| STUDLEY COTTAGE UNIT 1B, ESHOTT HEUGH FARM, FELTON, MORPETH, NORTHD                    |         | NE65 9QH | WORKSHOP AND PREMISES  | IF3  |  | 29.5    | 778   | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £26.37 |        | £2.45  |       |
| UNITS 2 & 3, ESHOTT HEUGH FARM, FELTON, MORPETH, NORTHD                                |         | NE65 9QH | WORKSHOPS AND PREMISES                                       | IF3  |  | 82.16   | 2013  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £24.50 |        | £2.28  |       |
| UNIT 4, ESHOTT HEUGH FARM, FELTON, MORPETH, NORTHD                                     |         | NE65 9QH | WORKSHOP AND PREMISES  | IF3  |  | 75.75   | 1540  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £20.33 |        | £1.89  |       |
| UNIT 5, ESHOTT HEUGH FARM, FELTON, MORPETH, NORTHD                                     |         | NE65 9QH | WORKSHOP AND PREMISES  | IF3  |  | 54.4    | 1353  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £24.87 |        | £2.31  |       |
| UNIT 6, ESHOTT HEUGH FARM, FELTON, MORPETH, NORTHD                                     |         | NE65 9QH | WORKSHOP AND PREMISES  | IF3  |  | 27.7    | 731   | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £26.39 |        | £2.45  |       |
| BLACKWOOD, FELTON, MORPETH, NORTHD   |         | NE65 9QW | STORE AND PREMISES   | CW3  |  | 54.4    | 971   | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £17.85 |        | £1.66  |       |
| ADJ 1, CHAPEL ROW, NORTH BROOMHILL, MORPETH, NORTHD                                    |         | NE65 9TU | STORAGE DEPOT AND PREMISES                                   | CW2  |  | 141.7   | 1882  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | £13.28 |        | £1.23  |       |
| THIRSTON GARAGE, WEST THIRSTON, MORPETH, NORTHD  |         | NE65 9QB | VEHICLE REPAIR WORKSHOP, PETROL FILLING STATION AND PREMISES | CG1  |  | 245.3   | 4714  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | £19.22 |        | £1.79  |       |
| NORDSTROM HOUSE, NORTH BROOMHILL, MORPETH, NORTHD                                      |         | NE65 9UJ | FACTORY AND PREMISES   | IF   |  | 1197.1  | 12526 | 0 | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 0 | £10.46 |        | £0.97  |       |
|  |         |          |  |      |  |         |       | 3 | 7  | 2  | 2 | 2 | 2 | 0 | 1 |   |        |        |        |       |
| UNITS 6A & 6B, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD                     | HADSTON | NE65 9YG | VEHICLE REPAIR WORKSHOP AND PREMISES                         | CG1  |  | 251.8   | 7352  | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | £29.20 |        | £2.71  |       |
| FORMER HIGHWAYS DEPARTMENT DEPOT, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD  | HADSTON | NE65 9YG | STORE AND PREMISES   | CW3  |  | 130.8   | 4779  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | £36.54 |        | £3.39  |       |
| BT 111/1, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD                          | HADSTON | NE65 9YG | FACTORY AND PREMISES   | IF   |  | 449.4   | 10875 | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | £24.20 |        | £2.25  |       |
| BT 111/3, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD                          | HADSTON | NE65 9YG | FACTORY AND PREMISES   | IF   |  | 1062.7  | 18756 | 0 | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 0 | £17.65 |        | £1.64  |       |
| UNIT 4A, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD                           | HADSTON | NE65 9YG | WORKSHOP AND PREMISES  | IF3  |  | 227.6   | 6499  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | £28.55 | £2.65  |        |       |
| UNIT 4B, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD                           | HADSTON | NE65 9YG | WORKSHOP AND PREMISES  | IF3  |  | 174.6   | 5063  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | £29.00 | £2.69  |        |       |
| UNIT 4C, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD                           | HADSTON | NE65 9YG | WORKSHOP AND PREMISES  | IF3  |  | 147.9   | 4585  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | £31.00 | £2.88  |        |       |
| UNIT 5A, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD                           | HADSTON | NE65 9YG | WORKSHOP AND PREMISES  | IF3  |  | 90.6    | 3399  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £36.85 | £3.42  |        |       |

## APPENDIX 2

### INDUSTRIAL STOCK

|  |          |          |  |  |      |         |        |    |    |    |    |    |   |   |   |   |    |        |        |
|--|----------|----------|--|--|------|---------|--------|----|----|----|----|----|---|---|---|---|----|--------|--------|
| UNIT 5B, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD               | HADSTON  | NE65 9YG | WORKSHOP AND PREMISES  |  | IF3  | 135.2   | 4610   | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 15 | £34.10 | £3.17  |
| UNIT 5C, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD               | HADSTON  | NE65 9YG | WORKSHOP AND PREMISES  |  | IF3  | 135.2   | 4610   | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £34.10 | £3.17  |
| UNIT 5D, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD               | HADSTON  | NE65 9YG | WORKSHOP AND PREMISES  |  | IF3  | 181     | 5774   | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £31.90 | £2.96  |
| UNIT 5E, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD               | HADSTON  | NE65 9YG | WORKSHOP AND PREMISES  |  | IF3  | 90.6    | 3339   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £36.85 | £3.42  |
| UNIT 6C, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD               | HADSTON  | NE65 9YG | WORKSHOP AND PREMISES  |  | IF3  | 118.8   | 4051   | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £34.10 | £3.17  |
| UNIT 6D, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD               | HADSTON  | NE65 9YG | WORKSHOP AND PREMISES  |  | IF3  | 58.5    | 2156   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £36.85 | £3.42  |
| UNIT 6E, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHD               | HADSTON  | NE65 9YG | WORKSHOP AND PREMISES  |  | IF3  | 58.5    | 2156   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £36.85 | £3.42  |
|  |          |          |  |  |      |         |        | 0  | 4  | 8  | 2  | 0  | 1 | 0 | 0 | 0 |    |        |        |
| OLD SCHOOL WORKS, RED ROW, MORPETH, NORTHD                                 |          | NE61 5AS | FACTORY AND PREMISES   |  | IF   | 208.3   | 5134   | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £24.65 | £2.29  |
| J S LUNN & SONS, RED ROW, MORPETH, NORTHD                                  |          | NE61 5AU | STORES AND PREMISES  |  | CW3  | 92.1    | 1522   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £16.53 | £1.54  |
| J S LUNN & SONS, RED ROW, MORPETH, NORTHD                                  |          | NE61 5AU | WORKSHOP AND PREMISES  |  | IF3  | 118.9   | 1617   | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £13.60 | £1.26  |
|  |          |          |  |  |      |         |        | 0  | 1  | 2  | 0  | 0  | 0 | 0 | 0 | 0 |    | 3      |        |
|  |          |          |  |  |      | 39928   | 893565 | 24 | 46 | 33 | 13 | 10 | 7 | 1 | 1 | 1 |    | 135    | £2.62  |
| ROTHBURY   |          |          |  |  |      |         |        |    |    |    |    |    |   |   |   |   |    |        |        |
| WAYSIDE GARAGE, NETHERTON, MORPETH, NORTHD                                 |          | NE65 7HD | VEHICLE REPAIR WORKSHOP AND PREMISES                         |  | CG1O | 226.2   | 6201   | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    |        | £27.41 |
| BEECH CROFT & BEECH COTTAGE, HEPPLE, MORPETH, NORTHD                       |          | NE65 7LH | STORE, POST OFFICE, SELF CATERING UNIT AND PREMISES          |  | CW3  | 61.52   | 2832   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £46.03 | £4.28  |
| B DAVISON THE GARAGE, THROPTON, MORPETH, NORTHD                            |          | NE65 7LR | VEHICLE REPAIR WORKSHOP AND PREMISES                         |  | CG1  | 35.9    | 745    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £20.75 | £1.93  |
| W & J SMITH THE GARAGE, THROPTON, MORPETH, NORTHD                          |          | NE65 7LR | VEHICLE REPAIR WORKSHOP, PETROL FILLING STATION AND PREMISES |  | CG1  | 329.6   | 4430   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £13.44 | £1.25  |
| WREIGH VIEW, THROPTON, MORPETH, NORTHD                                     |          | NE65 7NA | STORAGE DEPOT AND PREMISES                                   |  | CW2  | 546.4   | 7883   | 0  | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    | £14.43 | £1.34  |
| 3, BRIDGE END COTTAGES, THROPTON, MORPETH, NORTHD                          |          | NE65 7NB | WORKSHOP AND PREMISES  |  | IF3  | 170.3   | 3429   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £20.14 | £1.87  |
| ROTHBURY HIGHWAYS DEPOT, RIVERSIDE, ROTHBURY, MORPETH, NORTHD              | ROTHBURY | NE65 7NS | STORAGE DEPOT AND PREMISES                                   |  | CW2  | 297.6   | 8437   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £28.35 | £2.63  |
| PORTLAND HOUSE, BREWERY LANE, ROTHBURY, MORPETH, NORTHD                    | ROTHBURY | NE65 7PB | STORES AND PREMISES  |  | CW3  | 195.3   | 2743   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £14.05 | £1.30  |
| CRAGSIDE SAWMILL, CRAGSIDE, MORPETH, NORTHD                                | ROTHBURY | NE65 7PX | SAWMILL AND PREMISES   |  | IF3  | 306.1   | 4023   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £13.14 | £1.22  |
| NEAR AUCTION MART, STATION ROAD, ROTHBURY, MORPETH, NORTHD                 | ROTHBURY | NE65 7QJ | WORKS AND PREMISES   |  | IF2  | 88.7    | 2642   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £29.79 | £2.77  |
| BELLS OF ROTHBURY, OLD STATION YARD, ROTHBURY, MORPETH, NORTHD             | ROTHBURY | NE65 7OP | VEHICLE REPAIR WORKSHOP AND PREMISES                         |  | CG1  | 89.4    | 3306   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £36.98 | £3.44  |
| UNIT 4E, OLD STATION YARD, ROTHBURY, MORPETH, NORTHD                       | ROTHBURY | NE65 7OP | WAREHOUSE AND PREMISES                                       |  | CW   | 54.5    | 2035   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £37.34 | £3.47  |
| UNIT 4D, OLD STATION YARD, ROTHBURY, MORPETH, NORTHD                       | ROTHBURY | NE65 7OP | WAREHOUSE AND PREMISES                                       |  | CW   | 54.5    | 2035   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £37.34 | £3.47  |
| D APPELEY, OLD STATION YARD, ROTHBURY, MORPETH, NORTHD                     | ROTHBURY | NE65 7OP | STORAGE DEPOT AND PREMISES                                   |  | CW2  | 154     | 4976   | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £32.31 | £3.00  |
| ROTHBURY HOME BAKERY UNIT 1-2, OLD STATION YARD, ROTHBURY, MORPETH, NORTHD | ROTHBURY | NE65 7OP | FACTORY AND PREMISES   |  | IF   | 1230.5  | 21355  | 0  | 0  | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    | £17.35 | £1.61  |
| UNIT 3A, OLD STATION YARD, ROTHBURY, MORPETH, NORTHD                       | ROTHBURY | NE65 7OP | FACTORY AND PREMISES   |  | IF   | 255.8   | 7654   | 0  | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    | £29.92 | £2.78  |
| UNIT 3B, OLD STATION YARD, ROTHBURY, MORPETH, NORTHD                       | ROTHBURY | NE65 7OP | FACTORY AND PREMISES   |  | IF   | 256.9   | 7687   | 0  | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    | £29.92 | £2.78  |
| UNIT 4C, OLD STATION YARD, ROTHBURY, MORPETH, NORTHD                       | ROTHBURY | NE65 7OP | FACTORY AND PREMISES   |  | IF   | 150.8   | 5115   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £33.92 | £3.15  |
| NEWTOWN ENGINEERING CO, OLD STATION YARD, ROTHBURY, MORPETH, NORTHD        | ROTHBURY | NE65 7OP | WORKSHOP AND PREMISES  |  | IF3  | 354     | 8902   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £25.15 | £2.34  |
| UNIT 4B, OLD STATION YARD, ROTHBURY, MORPETH, NORTHD                       | ROTHBURY | NE65 7OP | WORKSHOP AND PREMISES  |  | IF3  | 90.3    | 3328   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £36.85 | £3.42  |
| UNITS 4F & 4G, OLD STATION YARD, ROTHBURY, MORPETH, NORTHD                 | ROTHBURY | NE65 7OP | WORKSHOP AND PREMISES  |  | IF3  | 109     | 3686   | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £33.82 | £3.14  |
| UNIT 4A, OLD STATION YARD, ROTHBURY, MORPETH, NORTHD                       | ROTHBURY | NE65 7OP | WORKSHOP AND PREMISES  |  | IF3  | 90.3    | 3328   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £36.85 | £3.42  |
| BRIDGE STREET, ROTHBURY, MORPETH, NORTHD                                   | ROTHBURY | NE65 7SE | VEHICLE REPAIR WORKSHOP AND PREMISES                         |  | CG1  | 238.3   | 2847   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £11.95 | £1.11  |
| BRIDGE STREET, ROTHBURY, MORPETH, NORTHD                                   | ROTHBURY | NE65 7SE | STORE AND PREMISES   |  | CW3  | 9.3     | 194    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £20.86 | £1.94  |
| THOMAS MUCKLE & SONS LTD, BRIDGE STREET, ROTHBURY, MORPETH, NORTHD         | ROTHBURY | NE65 7SE | WORKSHOPS, OFFICES AND PREMISES                              |  | IF3  | 1517.36 | 30291  | 0  | 0  | 0  | 0  | 0  | 0 | 1 | 0 | 0 |    | £19.96 | £1.85  |
| R ROBSON & SON, TOWNFOOT, ROTHBURY, MORPETH, NORTHD                        | ROTHBURY | NE65 7SL | STORES AND PREMISES  |  | CW3  | 88.3    | 1625   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £18.40 | £1.71  |
| THE OLD MOTOR HOUSE, TOWNFOOT, ROTHBURY, MORPETH, NORTHD                   | ROTHBURY | NE65 7SP | VEHICLE REPAIR WORKSHOP AND PREMISES                         |  | CG1  | 731.22  | 8300   | 0  | 0  | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    | £11.35 | £1.05  |
| OLD CONGREGATIONAL CHURCH HALL, HIGH STREET, ROTHBURY, MORPETH, NORTHD     | ROTHBURY | NE65 7TL | WORKSHOP AND PREMISES  |  | IF3  | 136.7   | 2315   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £16.93 | £1.57  |
| SUN BUILDINGS, SUN BUILDINGS, HIGH STREET, ROTHBURY, MORPETH, NORTHD       | ROTHBURY | NE65 7TQ | WORKSHOP AND PREMISES  |  | IF3  | 70.1    | 1197   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £17.08 | £1.59  |
| PICKLEWOOD, LONGFRAMLINGTON, MORPETH, NORTHD                               |          | NE65 8BD | STORAGE DEPOT AND PREMISES                                   |  | CW2  | 243.8   | 4569   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £18.74 | £1.74  |
| BUTTERKNOWES, LONGFRAMLINGTON, MORPETH, NORTHD                             |          | NE65 8JF | BUTCHERY AND PREMISES  |  | IF   | 23.3    | 408    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £17.51 | £1.63  |
| WINGATES SAWMILL, WINGATES, MORPETH, NORTHD                                |          | NE65 8RW | SAWMILL AND PREMISES   |  | IF   | 318.4   | 3304   | 0  | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    | £10.38 | £0.96  |
| WEST END GARAGE, LONGHORSLEY, MORPETH, NORTHD                              |          | NE65 8UX | VEHICLE REPAIR WORKSHOP AND PREMISES                         |  | CG1  | 98.4    | 2736   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £27.80 | £2.58  |
| WILD MEADOWS, LONGHORSLEY, MORPETH, NORTHD                                 |          | NE65 8UX | STORE AND PREMISES   |  | CW3  | 48.1    | 881    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £18.32 | £1.70  |
|  |          |          |  |  |      | 8671    | 175439 | 4  | 10 | 9  | 7  | 2  | 2 | 0 | 0 | 0 | 34 |        |        |
| ALNWICK  |          |          |  |  |      |         |        |    |    |    |    |    |   |   |   |   |    |        |        |
| THE FRUIT & VEG WAREHOUSE, HILL VIEW COTTAGE, CLAYPORT BANK, ALNWICK,      | ALNWICK  | NE66 1EH | WAREHOUSE AND PREMISES                                       |  | CW   | 62.8    | 1246   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 1  | £19.84 | £1.84  |
|  |          |          |  |  |      |         |        | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    |        |        |
| UNIT 1, ST THOMAS CLOSE, ALNWICK, NORTHD                                   | ALNWICK  | NE66 1EZ | STORE AND PREMISES   |  | CW3  | 50.6    | 1670   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £33.00 | £3.07  |
| UNITS 2/3, ST THOMAS CLOSE, ALNWICK, NORTHD                                | ALNWICK  | NE66 1EZ | STORE AND PREMISES   |  | CW3  | 119     | 3350   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £28.15 | £2.62  |
| UNIT 5, ST THOMAS CLOSE, ALNWICK, NORTHD                                   | ALNWICK  | NE66 1EZ | STORE AND PREMISES   |  | CW3  | 50      | 1671   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £33.42 | £3.10  |
| UNIT 6, ST THOMAS CLOSE, ALNWICK, NORTHD                                   | ALNWICK  | NE66 1EZ | STORE AND PREMISES   |  | CW3  | 50      | 1671   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £33.42 | £3.10  |
| UNIT 4, ST THOMAS CLOSE, ALNWICK, NORTHD                                   | ALNWICK  | NE66 1EZ | WORKSHOP AND PREMISES  |  | IF3  | 68.6    | 2075   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £30.25 | £2.81  |
|  |          |          |  |  |      |         |        | 0  | 4  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 5  |        |        |
| R C SCOTT, GREENWELL ROAD, ALNWICK, NORTHD                                 | ALNWICK  | NE66 1HB | WORKSHOP, STORES AND PREMISES                                |  | IF3S | 208.3   | 1822   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £8.75  | £0.81  |
| BOLAMS (ALNWICK) LTD, MARKET PLACE, ALNWICK, NORTHD                        | ALNWICK  | NE66 1HS | STORES AND PREMISES  |  | CW3  | 166.7   | 2445   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £14.67 | £1.36  |
| BLACKS BUILDINGS R/O, FENKLE STREET, ALNWICK, NORTHD                       | ALNWICK  | NE66 1HW | STORE AND PREMISES   |  | CW3  | 55.2    | 927    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £16.79 | £1.56  |
| BST 29/31, FENKLE STREET, ALNWICK, NORTHD                                  | ALNWICK  | NE66 1HW | STORE AND PREMISES   |  | CW3  | 75.5    | 647    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £8.57  | £0.80  |
| R/O 33A, FENKLE STREET, ALNWICK, NORTHD                                    | ALNWICK  | NE66 1HW | STORE AND PREMISES   |  | CW3  | 52.6    | 997    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £18.95 | £1.76  |
| R/O 41, FENKLE STREET, ALNWICK, NORTHD                                     | ALNWICK  | NE66 1HW | STORE AND PREMISES   |  | CW3  | 147.2   | 3213   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £21.83 | £2.03  |
| 33A, FENKLE STREET, ALNWICK, NORTHD  | ALNWICK  | NE66 1HW | WORKSHOP AND PREMISES  |  | IF3  | 181.2   | 3959   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £21.85 | £2.03  |
| JIMS AUTO REPAIRS, NEW ROW, ALNWICK, NORTHD                                | ALNWICK  | NE66 1JT | VEHICLE REPAIR WORKSHOP AND PREMISES                         |  | CG1  | 98.7    | 3044   | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £30.84 | £2.87  |
| NEW ROW GARAGE 3, NEW ROW, ALNWICK, NORTHD                                 | ALNWICK  | NE66 1JT | VEHICLE REPAIR WORKSHOP AND PREMISES                         |  | CG1  | 227.6   | 5322   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £23.38 | £2.2   |

A = ALNWICK

**APPENDIX 2  
INDUSTRIAL STOCK**

|   |         |          |                                      |      |         |       |   |   |    |   |   |   |   |   |   |   |    |        |       |
|---|---------|----------|--------------------------------------|------|---------|-------|---|---|----|---|---|---|---|---|---|---|----|--------|-------|
| ANYTHING GOES THE WAREHOUSE, NEW ROW, ALNWICK, NORTHD                       | ALNWICK | NE66 1JT | WAREHOUSE AND PREMISES               | CW   | 399.1   | 8573  | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | £21.48 | £2.00 |
| NORTHUMBRIA POLICE AT TA CENTRE, LISBURN STREET, ALNWICK, NORTHD            | ALNWICK | NE66 1LA | GARAGE AND PREMISES                  | CG2  | 255.2   | 8041  | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.51 | £2.93 |
| ADJ 29, DISPENSARY STREET, ALNWICK, NORTHD                                  | ALNWICK | NE66 1LS | STORE AND PREMISES                   | CW3  | 25.1    | 537   | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £21.39 | £1.99 |
| 3, WALKERGATE, ALNWICK, NORTHD  | ALNWICK | NE66 1NB | STORE AND PREMISES                   | CW3  | 92      | 1584  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £17.22 | £1.60 |
| DAIRY GROUNDS, CANONGATE, ALNWICK, NORTHD                                   | ALNWICK | NE66 1NF | STORAGE DEPOT AND PREMISES           | CW2  | 252     | 2571  | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £10.20 | £0.95 |
| 3C, BONDGATE WITHOUT, ALNWICK, NORTHD                                       | ALNWICK | NE66 1PY | WORKSHOP AND PREMISES                | IF3  | 9.8     | 294   | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £30.00 | £2.79 |
| HOTSPUR TOWER, HOTSPUR STREET, ALNWICK, NORTHD                              | ALNWICK | NE66 1QE | STORE AND PREMISES                   | CW3  | 58.1    | 712   | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £12.25 | £1.14 |
| OLD RED CROSS BUILDING, WAGONWAY ROAD, ALNWICK, NORTHD                      | ALNWICK | NE66 1QN | STORE AND PREMISES                   | CW3  | 75.3    | 1816  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £24.12 | £2.24 |
| W F PROUDLOCK & SON, WAGONWAY ROAD, ALNWICK, NORTHD                         | ALNWICK | NE66 1QP | WAREHOUSE AND PREMISES               | CW   | 578.6   | 6574  | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £11.36 | £1.06 |
| 1ST FLR R/O 12, BONDGATE WITHIN, ALNWICK, NORTHD                            | ALNWICK | NE66 1TD | STORE AND PREMISES                   | CW3  | 18.8    | 407   | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £21.65 | £2.01 |
| WALKER HOUSE, GREEN BATT, ALNWICK, NORTHD                                   | ALNWICK | NE66 1TU | WAREHOUSE, STORES AND PREMISES       | CWS  | 590.8   | 7273  | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £12.31 | £1.14 |
| ZION HALL, ST MICHAELS LANE, ALNWICK, NORTHD                                | ALNWICK | NE66 1TW | STORE AND PREMISES                   | CW3  | 565.2   | 6690  | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £11.84 | £1.10 |
| G B M MOTORS, ROXBURGH PLACE, ALNWICK, NORTHD                               | ALNWICK | NE66 1UD | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 57.6    | 1790  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.08 | £2.89 |
| ROXBURGH GARAGE, ROXBURGH PLACE, ALNWICK, NORTHD                            | ALNWICK | NE66 1UD | WORKSHOP AND PREMISES                | IF3  | 204.7   | 4511  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £22.04 | £2.05 |
| D DODDS, GILLS LANE, ALNWICK, NORTHD  | ALNWICK | NE66 1UX | STORE AND PREMISES                   | CW3  | 29.7    | 459   | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £15.45 | £1.44 |
|   |         |          |                                      |      |         |       | 4 | 8 | 6  | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 24 |        |       |
| MESSRS MURRAY & GUTHRIE, ALNWICK MOOR, ALNWICK, NORTHD                      | ALNWICK | NE66 2AH | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 235.1   | 6249  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5  | £26.58 | £2.47 |
| UNIT 1, CLAYPORT BARN, CLAYPORT BANK, ALNWICK, NORTHD                       | ALNWICK | NE66 2AN | STORE                                | CW3  | 100.8   | 1687  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £16.74 | £1.55 |
| UNIT 2, CLAYPORT BARN, CLAYPORT BANK, ALNWICK, NORTHD                       | ALNWICK | NE66 2AN | STORE                                | CW3  | 125.5   | 1905  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £15.18 | £1.41 |
| UNIT 3, CLAYPORT BARN, CLAYPORT BANK, ALNWICK, NORTHD                       | ALNWICK | NE66 2AN | STORE                                | CW3  | 124.4   | 1889  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £15.18 | £1.41 |
| STOUP HILL, ALNWICK MOOR, ALNWICK, NORTHD                                   | ALNWICK | NE66 2AR | GARAGE, STORE AND PREMISES           | CG2S | 175.6   | 5517  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.42 | £2.92 |
|   |         |          |                                      |      |         |       | 0 | 0 | 5  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5  |        |       |
| UNIT 2, GREENSFIELD PARK, WILLOWBURN AVENUE, ALNWICK, NORTHD                | ALNWICK | NE66 2DD | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 452.2   | 12174 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.92 | £2.50 |
| UNIT 1, GREENSFIELD PARK, WILLOWBURN AVENUE, ALNWICK, NORTHD                | ALNWICK | NE66 2DD | WAREHOUSE AND PREMISES               | CW   | 695.2   | 19712 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £28.35 | £2.63 |
| UNIT 2B, GREENSFIELD PARK, WILLOWBURN AVENUE, ALNWICK, NORTHD               | ALNWICK | NE66 2DD | WAREHOUSE AND PREMISES               | CW   | 180.7   | 7441  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £41.18 | £3.83 |
| UNIT 2A, GREENSFIELD PARK, WILLOWBURN AVENUE, ALNWICK, NORTHD               | ALNWICK | NE66 2DD | FACTORY AND PREMISES                 | IF   | 185.9   | 7431  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £39.97 | £3.71 |
| GREENSFIELD PARK, GREENSFIELD PARK, WILLOWBURN AVENUE, ALNWICK, NORTHD      | ALNWICK | NE66 2DD | SORTING OFFICE AND PREMISES          | IX   | 619.1   | 17647 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £28.50 | £2.65 |
|   |         |          |                                      |      |         |       | 0 | 0 | 2  | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 5  |        |       |
| THE OLD SMITHY, BOLTON, ALNWICK, NORTHD                                     | ALNWICK | NE66 2EE | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 109.5   | 2360  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £21.55 | £2.00 |
| WEST CAWLEDGE PARK, ALNWICK, NORTHD   | ALNWICK | NE66 2HJ | WORKSHOP, GUEST HOUSE AND PREMISES   | IF3  | 251.6   | 13146 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £52.25 | £4.85 |
|   |         |          |                                      |      |         |       | 0 | 0 | 1  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2  |        |       |
| MKM BUILDING SUPPLIES LTD, BIRCH CLOSE, LIONHEART ENTERPRISE PARK, ALNWICK, | ALNWICK | NE66 2EP | WAREHOUSE AND PREMISES               | CW   | 1312.78 | 50576 | 0 | 0 | 0  | 0 | 0 | 0 | 1 | 0 | 0 | 0 |    | £38.53 | £3.58 |
| THOMAS SHERRIFF & CO LTD, BIRCH CLOSE, LIONHEART ENTERPRISE PARK, ALNWICK,  | ALNWICK | NE66 2EP | WORKSHOP, OFFICE AND PREMISES        | IF3O | 899.9   | 28075 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £31.20 | £2.90 |
| ALNWICK DISTRICT COUNCIL DEPOT, BLACKTHORN CLOSE, LIONHEART ENTERPRISE      | ALNWICK | NE66 2ER | STORAGE DEPOT AND PREMISES           | CW2  | 1371.9  | 34693 | 0 | 0 | 0  | 0 | 0 | 0 | 1 | 0 | 0 | 0 |    | £25.29 | £2.35 |
| UNIT 1, ELM SQUARE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2ES | WAREHOUSE AND PREMISES               | CW   | 119.9   | 5018  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £41.85 | £3.89 |
| UNIT 5, ELM SQUARE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2ES | WAREHOUSE AND PREMISES               | CW   | 87.8    | 3674  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £41.85 | £3.89 |
| UNIT 6, ELM SQUARE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2ES | WAREHOUSE AND PREMISES               | CW   | 104.4   | 4369  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £41.85 | £3.89 |
| UNIT 7, ELM SQUARE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2ES | FACTORY AND PREMISES                 | IF   | 108.2   | 4528  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £41.85 | £3.89 |
| UNIT 2, ELM SQUARE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2ES | WORKSHOP AND PREMISES                | IF3  | 177.8   | 6174  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £34.72 | £3.23 |
| UNITS 3 & 4, ELM SQUARE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD         | ALNWICK | NE66 2ES | WORKSHOP AND PREMISES                | IF3  | 207.3   | 7830  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £37.77 | £3.51 |
| UNIT 8, ELM SQUARE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2ES | WORKSHOP AND PREMISES                | IF3  | 108.6   | 4545  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £41.85 | £3.89 |
| UNIT 1, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2EU | WAREHOUSE AND PREMISES               | CW   | 184.3   | 7062  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £38.32 | £3.56 |
| UNITS 10-12, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD          | ALNWICK | NE66 2EU | BUILDERS MERCHANT AND PREMISES       | CW   | 839.73  | 27209 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £32.40 | £3.01 |
| UNIT 2, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2EU | WORKSHOP AND PREMISES                | IF3  | 238.8   | 8594  | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £35.99 | £3.34 |
| UNIT 3, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2EU | WORKSHOP AND PREMISES                | IF3  | 142.8   | 5880  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £41.18 | £3.83 |
| UNIT 4, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2EU | WORKSHOP AND PREMISES                | IF3  | 267.3   | 9617  | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £35.98 | £3.34 |
| UNIT 5, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2EU | WORKSHOP AND PREMISES                | IF3  | 267.3   | 9616  | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £35.97 | £3.34 |
| UNIT 6, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2EU | WORKSHOP AND PREMISES                | IF3  | 142.8   | 5881  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £41.18 | £3.83 |
| UNIT 7, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2EU | WORKSHOP AND PREMISES                | IF3  | 190.1   | 7306  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £38.43 | £3.57 |
| UNIT 8, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2EU | WORKSHOP AND PREMISES                | IF3  | 142.8   | 5880  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £41.18 | £3.83 |
| UNIT 9, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2EU | WORKSHOP AND PREMISES                | IF3  | 143.4   | 5903  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £41.16 | £3.82 |
| UNIT 13, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2EU | WORKSHOP AND PREMISES                | IF3  | 279.9   | 10079 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £36.01 | £3.35 |
| UNIT 14, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2EU | WORKSHOP AND PREMISES                | IF3  | 279.9   | 10079 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £36.01 | £3.35 |
| UNIT 15, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2EU | WORKSHOP AND PREMISES                | IF3  | 279.9   | 10079 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £36.01 | £3.35 |
| UNIT 16, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2EU | WORKSHOP AND PREMISES                | IF3  | 279.9   | 10079 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £36.01 | £3.35 |
| UNIT 17, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2EU | WORKSHOP AND PREMISES                | IF3  | 331.67  | 12160 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £36.66 | £3.41 |
| FARMWAY, CHESTNUT CLOSE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD         | ALNWICK | NE66 2EX | WAREHOUSE AND PREMISES               | CW   | 919.9   | 28596 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £31.09 | £2.89 |
| LIONHEART STATION, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2EZ | WORKSHOP AND PREMISES                | IF3  | 266.6   | 7349  | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £27.57 | £2.56 |
| ROTHBURY MOTORS LTD, HAWTHORN CLOSE, LIONHEART ENTERPRISE PARK, ALNWICK,    | ALNWICK | NE66 2HT | BUS GARAGE AND PREMISES              | CG2  | 285.06  | 11358 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £39.84 | £3.70 |
| PLUMB CENTRE, HAWTHORN CLOSE, LIONHEART ENTERPRISE PARK, ALNWICK, NORTHD    | ALNWICK | NE66 2HT | WAREHOUSE AND PREMISES               | CW   | 176.6   | 7813  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £44.24 | £4.11 |
| HOWDENS JOINERY LTD, HAWTHORN CLOSE, LIONHEART ENTERPRISE PARK, ALNWICK,    | ALNWICK | NE66 2HT | WAREHOUSE AND PREMISES               | CW   | 744.7   | 22806 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £30.62 | £2.85 |
| AOE INTEGRATED HIGHWAY SERVICES, HAWTHORN CLOSE, LIONHEART ENTERPRISE       | ALNWICK | NE66 2HT | DEPOT AND PREMISES                   | CW2  | 514.66  | 10519 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £20.44 | £1.90 |
| WILLIAM HACKETT CHAINS LTD, OAK DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK,  | ALNWICK | NE66 2HT | FACTORY AND PREMISES                 | IF   | 2566    | 61833 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 1 | 0 | 0 |    | £24.10 | £2.24 |
| J G PAXTON & SONS LTD, HAWTHORN CLOSE, LIONHEART ENTERPRISE PARK, ALNWICK,  | ALNWICK | NE66 2HT | WORKSHOP AND PREMISES                | IF3  | 615.3   | 24492 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £39.80 | £3.70 |
|   |         |          |                                      |      |         |       | 0 | 1 | 14 | 9 | 6 | 2 | 1 | 0 | 0 | 0 | 33 |        |       |
| DENECROFT GARAGE, GREAT NORTH ROAD, ALNWICK, NORTHD                         | ALNWICK | NE66 2JA | GARAGE, STORE AND PREMISES           | CG2S | 537.4   | 9726  | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £18.10 | £1.68 |
| THE LIFEBOAT HOUSE, NORTH LINKS, ALNMOUTH, ALNWICK, NORTHD                  | ALNWICK | NE66 2ND | STORE AND PREMISES                   | CW3  | 80.6    | 754   | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £9.35  | £0.87 |

**APPENDIX 2  
INDUSTRIAL STOCK**

|  |         |          |                                      |      |         |        |   |   |   |   |   |   |   |   |   |   |   |   |        |       |        |        |       |
|--|---------|----------|--------------------------------------|------|---------|--------|---|---|---|---|---|---|---|---|---|---|---|---|--------|-------|--------|--------|-------|
| LITTLE LIFEBOAT HOUSE, NORTH LINKS, ALNMOUTH, ALNWICK, NORTHD                | ALNWICK | NE66 2ND | STORE AND PREMISES                   | CW3  | 39.5    | 481    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0      | 3     | £12.18 | £1.13  |       |
| UNIT 3B, SOUTH ROAD INDUSTRIAL ESTATE, ALNWICK, NORTHD                       | ALNWICK | NE66 2NN | WAREHOUSE AND PREMISES               | CW   | 184     | 6670   | 0 | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0      | 4     | £36.25 | £3.37  |       |
| UNIT 3A, SOUTH ROAD INDUSTRIAL ESTATE, ALNWICK, NORTHD                       | ALNWICK | NE66 2NN | WAREHOUSE AND PREMISES               | CW   | 260.6   | 9058   | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £34.76 |       | £3.23  |        |       |
| SUB SURFACE TECHNOLOGIES LTD, SOUTH ROAD INDUSTRIAL ESTATE, ALNWICK,         | ALNWICK | NE66 2NN | WAREHOUSE AND PREMISES               | CW   | 424.7   | 10212  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £24.05 |       | £2.23  |        |       |
| UNIT 4, SOUTH ROAD INDUSTRIAL ESTATE, ALNWICK, NORTHD                        | ALNWICK | NE66 2NN | FACTORY AND PREMISES                 | IF   | 454.5   | 13632  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £29.99 |       | £2.79  |        |       |
| OLD STATION YARD, OLD STATION YARD, WAGONWAY ROAD, ALNWICK, NORTHD           | ALNWICK | NE66 2NP | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 435.7   | 13817  | 0 | 0 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0      | 9     | £31.71 | £2.95  |       |
| C KNOWLES ALNWICK STATION, SOUTH ROAD, ALNWICK, NORTHD                       | ALNWICK | NE66 2NP | SHOWROOM AND PREMISES                | CW   | 37.3    | 878    | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.54 |       | £2.19  |        |       |
| BARTER BOOKS, ALNWICK STATION, SOUTH ROAD, ALNWICK, NORTHD                   | ALNWICK | NE66 2NP | SHOWROOM, WAREHOUSE AND PREMISES     | CW   | 1104.09 | 11763  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £10.65 |       | £0.99  |        |       |
| THE CARPET WAREHOUSE, OLD STATION YARD, WAGONWAY ROAD, ALNWICK, NORTHD       | ALNWICK | NE66 2NP | WAREHOUSE AND PREMISES               | CW   | 436.85  | 5650   | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £12.93 |       | £1.20  |        |       |
| ALNWICK STORAGE & HAULAGE LTD ALNWICK STATION, SOUTH ROAD, ALNWICK,          | ALNWICK | NE66 2NP | WAREHOUSE AND PREMISES               | CW   | 782     | 8539   | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £10.92 |       | £1.01  |        |       |
| HARCROS, OLD STATION YARD, WAGONWAY ROAD, ALNWICK, NORTHD                    | ALNWICK | NE66 2NP | WAREHOUSE AND PREMISES               | CW   | 936.5   | 29289  | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £31.27 |       | £2.91  |        |       |
| UNIT 1A, OLD STATION YARD, WAGONWAY ROAD, ALNWICK, NORTHD                    | ALNWICK | NE66 2NP | WAREHOUSE AND PREMISES               | CW   | 266     | 9768   | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £36.72 |       | £3.41  |        |       |
| UNIT 8, OLD STATION YARD, WAGONWAY ROAD, ALNWICK, NORTHD                     | ALNWICK | NE66 2NP | STORE AND PREMISES                   | CW3  | 228.7   | 6192   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £27.07 |       | £2.52  |        |       |
| SCOT JCB LTD ALNWICK STATION, SOUTH ROAD, ALNWICK, NORTHD                    | ALNWICK | NE66 2NP | WORKSHOP AND PREMISES                | IF3  | 443     | 5553   | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £12.53 |       | £1.16  |        |       |
| KITSON TRADE WINDOWS, SOUTH ROAD, ALNWICK, NORTHD                            | ALNWICK | NE66 2PD | FACTORY AND PREMISES                 | IF   | 953.4   | 19128  | 1 | 0 | 0 | 1 | 4 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0      |       | 2      | £20.06 | £1.86 |
| WILSON BLACKSMITH SHOP, SOUTH ROAD, ALNWICK, NORTHD                          | ALNWICK | NE66 2PD | WORKSHOP AND PREMISES                | IF3  | 211.1   | 7633   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £36.16 | £3.36 |        |        |       |
| ALNMARIN HOUSE, WILLOWBURN TRADING ESTATE, ALNWICK, NORTHD                   | ALNWICK | NE66 2PF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 608.8   | 11903  | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0      | 12    | £19.55 | £1.82  |       |
| LLOYD LTD, WILLOWBURN TRADING ESTATE, ALNWICK, NORTHD                        | ALNWICK | NE66 2PF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 728.53  | 19823  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £27.21 |       | £2.53  |        |       |
| GBM MOTORS, WILLOWBURN TRADING ESTATE, ALNWICK, NORTHD                       | ALNWICK | NE66 2PF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 197     | 7233   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £36.72 |       | £3.41  |        |       |
| WILLOWS GARDEN CENTRE UNIT 1 ALNMARIN HOUSE, WILLOWBURN TRADING ESTATE,      | ALNWICK | NE66 2PF | WAREHOUSE AND PREMISES               | CW   | 645.8   | 12273  | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £19.00 |       | £1.77  |        |       |
| PART FORMER ALNMARITEC, WILLOWBURN TRADING ESTATE, ALNWICK, NORTHD           | ALNWICK | NE66 2PF | WAREHOUSE AND PREMISES               | CW   | 2693.6  | 52927  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | £19.65 |       | £1.83  |        |       |
| UNIT 12 ALNMARIN HOUSE, WILLOWBURN TRADING ESTATE, ALNWICK, NORTHD           | ALNWICK | NE66 2PF | WAREHOUSE AND PREMISES               | CW   | 233.7   | 6153   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £26.33 |       | £2.45  |        |       |
| NCC DEPOT, WILLOWBURN TRADING ESTATE, ALNWICK, NORTHD                        | ALNWICK | NE66 2PF | STORAGE DEPOT AND PREMISES           | CW2  | 1803.4  | 39777  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £22.06 |       | £2.05  |        |       |
| JAMES N MCLEAN LTD, WILLOWBURN TRADING ESTATE, ALNWICK, NORTHD               | ALNWICK | NE66 2PF | STORAGE DEPOT AND PREMISES           | CW2W | 609.7   | 19459  | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £31.92 |       | £2.96  |        |       |
| HARDY & GREYS LTD, WILLOWBURN TRADING ESTATE, ALNWICK, NORTHD                | ALNWICK | NE66 2PF | FACTORY AND PREMISES                 | IF   | 6859.83 | 114055 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | £16.63 |       | £1.54  |        |       |
| UNIT 11 ALNMARIN HOUSE, WILLOWBURN TRADING ESTATE, ALNWICK, NORTHD           | ALNWICK | NE66 2PF | WORKSHOP AND PREMISES                | IF3  | 502.5   | 10624  | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £21.14 |       | £1.96  |        |       |
| ALNWICK TYRES, SOUTH ROAD, ALNWICK, NORTHD                                   | ALNWICK | NE66 2PQ | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 175.5   | 5657   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £32.23 |       | £2.99  |        |       |
| UNIT 13 ALNMARIN HOUSE, WILLOWBURN TRADING ESTATE, ALNWICK, NORTHD           | ALNWICK | NE66 2PQ | WORKSHOP AND PREMISES                | IF3  | 177     | 4025   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £22.74 |       | £2.11  |        |       |
| UNIT 1B, WILLOWTREE INDUSTRIAL ESTATE, ALNWICK, NORTHD                       | ALNWICK | NE66 2PF | WAREHOUSE AND PREMISES               | CW   | 179.6   | 5351   | 0 | 0 | 0 | 4 | 0 | 5 | 1 | 1 | 1 | 1 | 1 | 1 | 0      |       | 13     | £29.79 | £2.77 |
| UNIT 1D, WILLOWTREE INDUSTRIAL ESTATE, ALNWICK, NORTHD                       | ALNWICK | NE66 2HA | FACTORY AND PREMISES                 | IF   | 259.3   | 8816   | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £34.00 |       |        | £3.16  |       |
| UNIT 1C, WILLOWTREE INDUSTRIAL ESTATE, ALNWICK, NORTHD                       | ALNWICK | NE66 2HA | WORKSHOP AND PREMISES                | IF3  | 127.7   | 4948   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £38.75 | £3.60 |        |        |       |
| UNIT 3A, WILLOWTREE INDUSTRIAL ESTATE, ALNWICK, NORTHD                       | ALNWICK | NE66 2PF | WAREHOUSE AND PREMISES               | CW   | 235.6   | 8010   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £34.00 | £3.16 |        |        |       |
| UNIT 3B, WILLOWTREE INDUSTRIAL ESTATE, ALNWICK, NORTHD                       | ALNWICK | NE66 2PF | WAREHOUSE AND PREMISES               | CW   | 339.6   | 8744   | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.75 | £2.39 |        |        |       |
| UNIT 4A, WILLOWTREE INDUSTRIAL ESTATE, ALNWICK, NORTHD                       | ALNWICK | NE66 2PF | WAREHOUSE AND PREMISES               | CW   | 132.6   | 5138   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £38.75 | £3.60 |        |        |       |
| UNIT 5A, WILLOWTREE INDUSTRIAL ESTATE, ALNWICK, NORTHD                       | ALNWICK | NE66 2PF | WAREHOUSE AND PREMISES               | CW   | 79.6    | 3334   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £41.88 | £3.89 |        |        |       |
| UNIT 5B, WILLOWTREE INDUSTRIAL ESTATE, ALNWICK, NORTHD                       | ALNWICK | NE66 2PF | WAREHOUSE AND PREMISES               | CW   | 77.4    | 3242   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £41.89 | £3.89 |        |        |       |
| UNIT 4C, WILLOWTREE INDUSTRIAL ESTATE, ALNWICK, NORTHD                       | ALNWICK | NE66 2PF | WAREHOUSE AND PREMISES               | CW   | 132.6   | 5138   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £38.75 | £3.60 |        |        |       |
| UNITS 5 C-D, WILLOWTREE INDUSTRIAL ESTATE, ALNWICK, NORTHD                   | ALNWICK | NE66 2PF | WAREHOUSE AND PREMISES               | CW   | 158.7   | 5813   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £36.63 | £3.40 |        |        |       |
| WILLOWTREE INDUSTRIAL ESTATE, ALNWICK, NORTHD                                | ALNWICK | NE66 2PF | STORAGE DEPOT AND PREMISES           | CW2  | 335     | 2131   | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £6.36  | £0.59 |        |        |       |
| UNIT 4B, WILLOWTREE INDUSTRIAL ESTATE, ALNWICK, NORTHD                       | ALNWICK | NE66 2PF | STORE AND PREMISES                   | CW3  | 132.6   | 5138   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £38.75 | £3.60 |        |        |       |
| UNIT 4D, WILLOWTREE INDUSTRIAL ESTATE, ALNWICK, NORTHD                       | ALNWICK | NE66 2PF | WORKSHOP AND PREMISES                | IF3  | 132.6   | 5138   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £38.75 | £3.60 |        |        |       |
| UNIT 2, SAWMILLS INDUSTRIAL ESTATE, SOUTH ROAD, ALNWICK, NORTHD              | ALNWICK | NE66 2QW | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 237.5   | 8557   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0      | 12    |        | £36.03 | £3.35 |
| UNIT 4-5, SAWMILLS INDUSTRIAL ESTATE, SOUTH ROAD, ALNWICK, NORTHD            | ALNWICK | NE66 2QW | TYRE CENTRE AND PREMISES             | CG1  | 183.2   | 5970   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £32.59 |       |        | £3.03  |       |
| UNIT 7, SAWMILLS INDUSTRIAL ESTATE, SOUTH ROAD, ALNWICK, NORTHD              | ALNWICK | NE66 2QW | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 88.1    | 3095   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £35.13 |       |        | £3.26  |       |
| SAWMILLS INDUSTRIAL ESTATE, SAWMILLS INDUSTRIAL ESTATE, SOUTH ROAD, ALNWICK, | ALNWICK | NE66 2QW | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 146.5   | 6418   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £43.81 |       |        | £4.07  |       |
| UNIT 1, SAWMILLS INDUSTRIAL ESTATE, SOUTH ROAD, ALNWICK, NORTHD              | ALNWICK | NE66 2QW | WAREHOUSE AND PREMISES               | CW   | 490.1   | 15491  | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £31.61 |       |        | £2.94  |       |
| SAWMILLS INDUSTRIAL ESTATE, SAWMILLS INDUSTRIAL ESTATE, SOUTH ROAD, ALNWICK, | ALNWICK | NE66 2QW | WAREHOUSE AND PREMISES               | CW   | 179.5   | 6040   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £33.65 |       | £3.13  |        |       |
| UNIT 3, SAWMILLS INDUSTRIAL ESTATE, SOUTH ROAD, ALNWICK, NORTHD              | ALNWICK | NE66 2QW | WAREHOUSE AND PREMISES               | CW   | 297     | 11298  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £38.04 |       | £3.53  |        |       |
| UNIT 3A, SAWMILLS INDUSTRIAL ESTATE, SOUTH ROAD, ALNWICK, NORTHD             | ALNWICK | NE66 2QW | STORE AND PREMISES                   | CW3  | 117     | 4763   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.71 |       | £3.78  |        |       |
| UNIT 8, SAWMILLS INDUSTRIAL ESTATE, SOUTH ROAD, ALNWICK, NORTHD              | ALNWICK | NE66 2QW | STORE AND PREMISES                   | CW3  | 76.7    | 2983   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £38.89 |       | £3.61  |        |       |
| UNIT 6, SAWMILLS INDUSTRIAL ESTATE, SOUTH ROAD, ALNWICK, NORTHD              | ALNWICK | NE66 2QW | WORKSHOP AND PREMISES                | IF3  | 70.7    | 2887   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.83 |       | £3.79  |        |       |
| UNIT 9, SAWMILLS INDUSTRIAL ESTATE, SOUTH ROAD, ALNWICK, NORTHD              | ALNWICK | NE66 2QW | WORKSHOP AND PREMISES                | IF3  | 125.5   | 3400   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £27.09 |       | £2.52  |        |       |
| UNIT 10, SAWMILLS INDUSTRIAL ESTATE, SOUTH ROAD, ALNWICK, NORTHD             | ALNWICK | NE66 2QW | WORKSHOP AND PREMISES                | IF3  | 327.1   | 10328  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £31.57 |       | £2.93  |        |       |
| GARAGE NORTH LINKS, ALNMOUTH, ALNWICK, NORTHD                                | ALNWICK | NE66 2RB | GARAGE AND PREMISES                  | CG2  | 38      | 586    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0      |       | 9      | £15.42 | £1.43 |
| NCC RURAL WORKSHOP, FAIRFIELD ROAD, SHILBOTTLE, ALNWICK, NORTHD              | ALNWICK | NE66 2UZ | WORKSHOP AND PREMISES                | IF3  | 77.7    | 2221   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £28.58 |       |        | £2.66  |       |
| ADJ HAZELDENE, SOUTH VIEW, SHILBOTTLE, ALNWICK, NORTHD                       | ALNWICK | NE66 2XG | STORAGE DEPOT AND PREMISES           | CW2  | 265.5   | 4714   | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £17.76 | £1.65 |        |        |       |
| ADJ WELFARE HALL, GRANGE ROAD, SHILBOTTLE, ALNWICK, NORTHD                   | ALNWICK | NE66 2XH | STORE AND PREMISES                   | CW3  | 14.4    | 395    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £27.43 | £2.55 |        |        |       |
| THE GRANGE, SHILBOTTLE, ALNWICK, NORTHD                                      | ALNWICK | NE66 2XJ | STORE AND PREMISES                   | CW3  | 15.7    | 269    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £17.13 | £1.59 |        |        |       |
| THE OLD SMOKEHOUSE, PEPPERMOOR FARM, LONGHOUGHTON, ALNWICK, NORTHD           | ALNWICK | NE66 3AB | WORKSHOP AND PREMISES                | IF3  | 17.2    | 278    | 1 |   |   |   |   |   |   |   |   |   |   |   |        |       |        |        |       |

## APPENDIX 2

### INDUSTRIAL STOCK

|   |  |          |  |      |        |       |         |    |    |    |    |    |   |   |    |     |        |       |
|---|--|----------|--|------|--------|-------|---------|----|----|----|----|----|---|---|----|-----|--------|-------|
| WORKSHOPS, FOXTON HALL, FOXTON, ALNWICK, NORTHD                             |  | NE66 3BE | WORKSHOP AND PREMISES  | IF3S | 202    | 1714  | 0       | 0  | 1  | 0  | 0  | 0  | 0 | 0 |    |     | £8.49  | £0.79 |
| NEWTON POINT, NEWTON-BY-THE-SEA, ALNWICK, NORTHD                            |  | NE66 3ED | STORE AND PREMISES   | CW3  | 367.6  | 6413  | 0       | 0  | 0  | 1  | 0  | 0  | 0 | 0 |    |     | £17.45 | £1.62 |
| NORTH UNIT WOODSTEAD FARM BUILDINGS, EMBLETON, ALNWICK, NORTHD              |  | NE66 3ER | WORKSHOP AND PREMISES  | IF3  | 43.7   | 692   | 1       | 0  | 0  | 0  | 0  | 0  | 0 | 0 |    |     | £15.84 | £1.47 |
| SOUTH UNIT WOODSTEAD FARM BUILDINGS, EMBLETON, ALNWICK, NORTHD              |  | NE66 3ER | WORKSHOP AND PREMISES  | IF3  | 75.4   | 1096  | 0       | 1  | 0  | 0  | 0  | 0  | 0 | 0 |    |     | £14.54 | £1.35 |
| W PRINGLE LTD CHRISTON BANK FARM, CHRISTON BANK, ALNWICK, NORTHD            |  | NE66 3EZ | VEHICLE REPAIR WORKSHOP AND PREMISES                         | CG1  | 282.9  | 6239  | 0       | 0  | 0  | 1  | 0  | 0  | 0 | 0 |    |     | £22.05 | £2.05 |
| LITTLE MILL FARM, ALNWICK, NORTHD   |  | NE66 3LL | WORKSHOP AND PREMISES  | IF3  | 212.1  | 5239  | 0       | 0  | 1  | 0  | 0  | 0  | 0 | 0 |    |     | £24.70 | £2.29 |
|   |  |          |  |      |        |       | 5       | 2  | 2  | 4  | 0  | 0  | 0 | 0 | 13 |     |        |       |
| INDUSTRIAL UNIT A HAWKHILL BUSINESS PARK, HAWKHILL FARM, LESBURY, ALNWICK,  |  | NE66 3PG | STORE AND PREMISES   | CW3  | 167.6  | 4740  | 0       | 0  | 1  | 0  | 0  | 0  | 0 | 0 |    |     | £28.28 | £2.63 |
| INDUSTRIAL UNIT B HAWKHILL BUSINESS PARK, HAWKHILL FARM, LESBURY, ALNWICK,  |  | NE66 3PG | STORE AND PREMISES   | CW3  | 326.6  | 4218  | 0       | 0  | 0  | 1  | 0  | 0  | 0 | 0 |    |     | £12.91 | £1.20 |
| INDUSTRIAL UNITS 3 & 4, HAWKHILL BUSINESS PARK, HAWKHILL FARM, LESBURY,     |  | NE66 3PG | STORE AND PREMISES   | CW3  | 98.18  | 2998  | 0       | 1  | 0  | 0  | 0  | 0  | 0 | 0 |    |     | £30.54 | £2.84 |
| INDUSTRIAL UNIT E, HAWKHILL BUSINESS PARK, HAWKHILL FARM, LESBURY, ALNWICK, |  | NE66 3PG | STORE AND PREMISES   | CW3  | 51.54  | 1803  | 0       | 1  | 0  | 0  | 0  | 0  | 0 | 0 |    |     | £34.98 | £3.25 |
| INDUSTRIAL UNIT F, HAWKHILL BUSINESS PARK, HAWKHILL FARM, LESBURY, ALNWICK, |  | NE66 3PG | STORE AND PREMISES   | CW3  | 121.3  | 3575  | 0       | 0  | 1  | 0  | 0  | 0  | 0 | 0 |    |     | £29.47 | £2.74 |
| INDUSTRIAL UNIT G, HAWKHILL BUSINESS PARK, HAWKHILL FARM, LESBURY, ALNWICK, |  | NE66 3PG | STORE AND PREMISES   | CW3  | 126.73 | 3418  | 0       | 0  | 1  | 0  | 0  | 0  | 0 | 0 |    |     | £26.97 | £2.51 |
|   |  |          |  |      |        |       | 0       | 2  | 3  | 1  | 0  | 0  | 0 | 0 | 6  |     |        |       |
| ALNMOUTH SOUTH STATION, SOUTH VIEW, LESBURY, ALNWICK, NORTHD                |  | NE66 3QF | STORAGE DEPOT AND PREMISES                                   | CW2  | 190.3  | 3111  | 0       | 0  | 1  | 0  | 0  | 0  | 0 | 0 |    |     | £16.35 | £1.52 |
| DENWICK WORKSHOP  |  | NE66 3RD | WORKSHOP AND PREMISES  | IF3  | 156.2  | 2049  | 0       | 0  | 1  | 0  | 0  | 0  | 0 | 0 |    |     | £13.12 | £1.22 |
|   |  |          |  |      |        |       | 0       | 0  | 2  | 0  | 0  | 0  | 0 | 0 | 2  |     |        |       |
| UNIT 10, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                |  | NE66 3RL | WAREHOUSE AND PREMISES                                       | CW   | 342.7  | 6277  | 0       | 0  | 0  | 1  | 0  | 0  | 0 | 0 |    |     | £18.32 | £1.70 |
| UNIT 9, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                 |  | NE66 3RL | STORE AND PREMISES   | CW3  | 156.4  | 3293  | 0       | 0  | 1  | 0  | 0  | 0  | 0 | 0 |    |     | £21.05 | £1.96 |
| UNIT 7, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                 |  | NE66 3RL | BAKERY AND PREMISES  | IF   | 93.2   | 2669  | 0       | 1  | 0  | 0  | 0  | 0  | 0 | 0 |    |     | £28.64 | £2.66 |
| BAILEY, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                 |  | NE66 3RL | WORKSHOP   | IF3  | 65     | 1959  | 0       | 1  | 0  | 0  | 0  | 0  | 0 | 0 |    |     | £30.14 | £2.80 |
| FONTEYN, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                |  | NE66 3RL | WORKSHOP   | IF3  | 50.5   | 1665  | 0       | 1  | 0  | 0  | 0  | 0  | 0 | 0 |    |     | £32.97 | £3.06 |
| MERCURY, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                |  | NE66 3RL | WORKSHOP   | IF3  | 70.7   | 2131  | 0       | 1  | 0  | 0  | 0  | 0  | 0 | 0 |    |     | £30.14 | £2.80 |
| TURNER, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                 |  | NE66 3RL | WORKSHOP   | IF3  | 63.9   | 1884  | 0       | 1  | 0  | 0  | 0  | 0  | 0 | 0 |    |     | £29.48 | £2.74 |
|   |  |          |  |      |        |       | 0       | 5  | 1  | 1  | 0  | 0  | 0 | 0 | 7  |     |        |       |
| UNIT 3, LOW HOCKET FARM, RENNINGTON, ALNWICK, NORTHD                        |  | NE66 3RN | WORKSHOP AND PREMISES  | IF3  | 177.75 | 2294  | 0       | 0  | 1  | 0  | 0  | 0  | 0 | 0 |    |     | £12.91 | £1.20 |
| CRASTER QUARRY, CRASTER, ALNWICK, NORTHD                                    |  | NE66 3TS | GARAGE AND PREMISES  | CG2  | 150.3  | 1057  | 0       | 0  | 1  | 0  | 0  | 0  | 0 | 0 |    |     | £7.03  | £0.65 |
| L ROBSON & SONS, CRASTER QUARRY, CRASTER, ALNWICK, NORTHD                   |  | NE66 3TS | STORE AND PREMISES   | CW3  | 162    | 3930  | 0       | 0  | 1  | 0  | 0  | 0  | 0 | 0 |    |     | £24.26 | £2.25 |
| STUDIO R/O, CHAPEL ROW, CRASTER, ALNWICK, NORTHD                            |  | NE66 3TU | STUDIO WORKSHOP AND PREMISES                                 | IF3  | 14     | 519   | 1       | 0  | 0  | 0  | 0  | 0  | 0 | 0 |    |     | £37.07 | £3.44 |
| EMBLETON GARAGE, EMBLETON, ALNWICK, NORTHD                                  |  | NE66 3XS | VEHICLE REPAIR WORKSHOP, PETROL FILLING STATION AND PREMISES | CG1  | 262.4  | 6271  | 0       | 0  | 0  | 1  | 0  | 0  | 0 | 0 |    |     | £23.90 | £2.22 |
| 7-9 THE LANE, GLANTON, ALNWICK, NORTHD                                      |  | NE66 4AU | WAREHOUSE AND PREMISES                                       | CW   | 57.2   | 799   | 0       | 1  | 0  | 0  | 0  | 0  | 0 | 0 |    |     | £13.97 | £1.30 |
| T JOHNSON & SON, GARDEN TERRACE, GLANTON, ALNWICK, NORTHD                   |  | NE66 4AW | STORAGE DEPOT AND PREMISES                                   | CW2  | 182.7  | 2085  | 0       | 0  | 1  | 0  | 0  | 0  | 0 | 0 |    |     | £11.41 | £1.06 |
| THE JOINERS SHOP, POWBURN, ALNWICK, NORTHD                                  |  | NE66 4HL | WORKSHOP AND PREMISES  | IF3  | 123.7  | 1473  | 0       | 0  | 1  | 0  | 0  | 0  | 0 | 0 |    |     | £11.91 | £1.11 |
| NORTHUMBRIA GARDEN MACHINERY, POWBURN, ALNWICK, NORTHD                      |  | NE66 4HU | WORKSHOP AND PREMISES  | IF3  | 180.3  | 3824  | 0       | 0  | 1  | 0  | 0  | 0  | 0 | 0 |    |     | £21.21 | £1.97 |
| HIGH LEARCHILD FARM, WHITTINGHAM, ALNWICK, NORTHD                           |  | NE66 4SA | FACTORY AND PREMISES   | IF   | 32     | 519   | 1       | 0  | 0  | 0  | 0  | 0  | 0 | 0 |    |     | £16.22 | £1.51 |
| CRYSTAL SCIENTIFIC UK LTD AT MIDDLE BARTON, WHITTINGHAM, ALNWICK, NORTHD    |  | NE66 4SU | WORKSHOP AND PREMISES  | IF3  | 528.6  | 10322 | 0       | 0  | 0  | 0  | 1  | 0  | 0 | 0 |    |     | £19.53 | £1.81 |
|   |  |          |  |      |        | 56428 | 1392462 | 2  | 3  | 6  | 1  | 1  | 0 | 0 | 11 |     |        |       |
|   |  |          |  |      |        |       |         | 13 | 30 | 64 | 34 | 21 | 4 | 2 | 1  | 169 |        |       |

**APPENDIX 2  
INDUSTRIAL STOCK**

| ADDRESS   |           | POSTCODE | DESCRIPTION                          | PSD CODE | TOTAL AREA (sq m) | TOTAL VALUE |   | < 50 | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |  | Rent per sq | Rent psf |
|---|-----------|----------|--------------------------------------|----------|-------------------|-------------|---|------|----------|-----------|-----------|------------|-------------|-------------|--------|--|-------------|----------|
| SEAHOUSES   |           |          |                                      |          |                   |             |   |      |          |           |           |            |             |             |        |  |             |          |
| REAR OF EAST COTTAGE, SWINHOE, CHATHILL, NORTHD                     |           | NE67 5AA | WORKSHOP AND PREMISES                | IF3      | 81.8              | 1173        | 0 | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £14.34      | £1.33    |
| THE STEADS 34, HARBOUR ROAD, BEADNELL, CHATHILL, NORTHD             |           | NE67 5BB | WORKSHOP AND PREMISES                | IF3      | 30.7              | 526         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £17.13      | £1.59    |
| BEADNELL HARBOUR, BEADNELL, CHATHILL, NORTHD                        |           | NE67 5BJ | STORE                                | CW3      | 10.4              | 174         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £16.73      | £1.55    |
| S D DOUGLAS STORE 1, HARBOUR ROAD, BEADNELL, CHATHILL, NORTHD       |           | NE67 5BJ | STORE                                | CW3      | 11.1              | 141         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £12.70      | £1.18    |
| S D DOUGLAS STORE 2, HARBOUR ROAD, BEADNELL, CHATHILL, NORTHD       |           | NE67 5BJ | STORE                                | CW3      | 19.3              | 245         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £12.69      | £1.18    |
| W R DIXON, HARBOUR ROAD, BEADNELL, CHATHILL, NORTHD                 |           | NE67 5BJ | STORE                                | CW3      | 27.3              | 301         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £11.03      | £1.02    |
| JOINERS SHOP JOINERS HOUSE, PRESTON, CHATHILL, NORTHD               |           | NE67 5DH | WORKSHOP AND PREMISES                | IF3      | 20.2              | 313         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £15.50      | £1.44    |
| BRUNTON AIRFIELD, CHATHILL, NORTHD                                  |           | NE67 5ER | STORES AND PREMISES                  | CW3      | 175.1             | 4157        | 0 | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |  | £23.74      | £2.21    |
| FLEETHAM GARAGE, CHATHILL, NORTHD                                   |           | NE67 5JY | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 116.6             | 1226        | 0 | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |  | £10.51      | £0.98    |
|   |           |          |                                      |          |                   |             |   |      |          |           |           |            |             |             |        |  |             |          |
| REAR OF 12, MAIN STREET, SEAHOUSES, NORTHD                          | SEAHOUSES | NE68 7RG | STORE AND PREMISES                   | CW3      | 77.3              | 1612        | 0 | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £20.85      | £1.94    |
| 6A, MAIN STREET, SEAHOUSES, NORTHD                                  | SEAHOUSES | NE68 7RG | FACTORY AND PREMISES                 | IF       | 53.5              | 1067        | 0 | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £19.94      | £1.85    |
| STORE NO 1, HARBOUR ROAD, SEAHOUSES, NORTHD                         | SEAHOUSES | NE68 7RN | STORE                                | CW3      | 18.7              | 423         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.62      | £2.10    |
| STORE NO 2, HARBOUR ROAD, SEAHOUSES, NORTHD                         | SEAHOUSES | NE68 7RN | STORE AND PREMISES                   | CW3      | 18.7              | 423         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.62      | £2.10    |
| STORE NO 3, HARBOUR ROAD, SEAHOUSES, NORTHD                         | SEAHOUSES | NE68 7RN | STORE                                | CW3      | 18.7              | 423         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.62      | £2.10    |
| STORE NO 4, HARBOUR ROAD, SEAHOUSES, NORTHD                         | SEAHOUSES | NE68 7RN | STORE                                | CW3      | 18.7              | 423         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.62      | £2.10    |
| STORE NO 5, HARBOUR ROAD, SEAHOUSES, NORTHD                         | SEAHOUSES | NE68 7RN | STORE                                | CW3      | 18.7              | 423         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.62      | £2.10    |
| STORE NO 6, HARBOUR ROAD, SEAHOUSES, NORTHD                         | SEAHOUSES | NE68 7RN | STORE                                | CW3      | 18.7              | 423         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.62      | £2.10    |
| STORE NO 7, HARBOUR ROAD, SEAHOUSES, NORTHD                         | SEAHOUSES | NE68 7RN | STORE                                | CW3      | 18.7              | 423         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.62      | £2.10    |
| STORE NO 8, HARBOUR ROAD, SEAHOUSES, NORTHD                         | SEAHOUSES | NE68 7RN | STORE                                | CW3      | 18.7              | 423         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.62      | £2.10    |
| STORE NO 9, HARBOUR ROAD, SEAHOUSES, NORTHD                         | SEAHOUSES | NE68 7RN | STORE                                | CW3      | 18.7              | 423         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.62      | £2.10    |
| STORE NO 10, HARBOUR ROAD, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7RN | STORE AND PREMISES                   | CW3      | 31.1              | 686         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.06      | £2.05    |
| STORE NO 11, HARBOUR ROAD, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7RN | STORE AND PREMISES                   | CW3      | 30.2              | 667         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.09      | £2.05    |
| STORE NO 12, HARBOUR ROAD, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7RN | STORE AND PREMISES                   | CW3      | 29.4              | 649         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.07      | £2.05    |
| STORE NO 13, HARBOUR ROAD, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7RN | STORE AND PREMISES                   | CW3      | 28.5              | 629         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.07      | £2.05    |
| STORE 14, HARBOUR ROAD, SEAHOUSES, NORTHD                           | SEAHOUSES | NE68 7RN | STORE AND PREMISES                   | CW3      | 27.7              | 596         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £21.52      | £2.00    |
| STORE NO 16, HARBOUR ROAD, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7RN | STORE AND PREMISES                   | CW3      | 30.1              | 664         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.06      | £2.05    |
| STORE NO 17, HARBOUR ROAD, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7RN | STORE AND PREMISES                   | CW3      | 30.1              | 664         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.06      | £2.05    |
| STORE NO 18, HARBOUR ROAD, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7RN | STORE AND PREMISES                   | CW3      | 30.1              | 664         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.06      | £2.05    |
| STORE NO 19, HARBOUR ROAD, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7RN | STORE AND PREMISES                   | CW3      | 30.1              | 664         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.06      | £2.05    |
| STORE NO 15, HARBOUR ROAD, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7RN | STORE AND PREMISES                   | CW3      | 32.4              | 679         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £20.96      | £1.95    |
| SWALLOW FISH LTD 2, SOUTH STREET, SEAHOUSES, NORTHD                 | SEAHOUSES | NE68 7RP | WORKSHOP SHOP AND PREMISES           | IF3      | 249.1             | 5700        | 0 | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |  | £22.88      | £2.13    |
| R/O 14, MAIN STREET, SEAHOUSES, NORTHD                              | SEAHOUSES | NE68 7RQ | STORE AND PREMISES                   | CW3      | 51.3              | 729         | 0 | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £14.21      | £1.32    |
| STORES R/O 18, MAIN STREET, SEAHOUSES, NORTHD                       | SEAHOUSES | NE68 7RQ | STORES                               | CW3      | 26.6              | 317         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £11.92      | £1.11    |
| 16, UNION STREET, SEAHOUSES, NORTHD                                 | SEAHOUSES | NE68 7RT | STORE AND PREMISES                   | CW3      | 23                | 364         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £15.83      | £1.47    |
| THE HARBOUR, SEAHOUSES, NORTHD                                      | SEAHOUSES | NE68 7SH | STORE AND PREMISES                   | CW3      | 45.2              | 1163        | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £25.73      | £2.39    |
| 1 KILN STORE, THE HARBOUR, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7SH | STORE AND PREMISES                   | CW3      | 21.4              | 285         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £13.32      | £1.24    |
| 3 KILN STORE, THE HARBOUR, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7SH | STORE                                | CW3      | 9.4               | 125         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £13.30      | £1.24    |
| 4 KILN STORE, THE HARBOUR, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7SH | STORE                                | CW3      | 29.2              | 360         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £12.33      | £1.15    |
| 5 KILN STORE, THE HARBOUR, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7SH | STORE                                | CW3      | 9.5               | 127         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £13.37      | £1.24    |
| 6 KILN STORE, THE HARBOUR, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7SH | STORE                                | CW3      | 29.2              | 360         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £12.33      | £1.15    |
| 7 KILN STORE, THE HARBOUR, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7SH | STORE                                | CW3      | 9.1               | 121         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £13.30      | £1.24    |
| 8 KILN STORE, THE HARBOUR, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7SH | STORE                                | CW3      | 29.2              | 360         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £12.33      | £1.15    |
| 9 KILN STORE, THE HARBOUR, SEAHOUSES, NORTHD                        | SEAHOUSES | NE68 7SH | STORE                                | CW3      | 9.5               | 127         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £13.37      | £1.24    |
| 10 KILN STORE, THE HARBOUR, SEAHOUSES, NORTHD                       | SEAHOUSES | NE68 7SH | STORE                                | CW3      | 9.1               | 121         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £13.30      | £1.24    |
| R/O 52, MAIN STREET, SEAHOUSES, NORTHD                              | SEAHOUSES | NE68 7TP | STORES AND PREMISES                  | CW3      | 148.8             | 2081        | 0 | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |  | £13.99      | £1.30    |
| R SMITH R/O 145, MAIN STREET, NORTH SUNDERLAND, SEAHOUSES, NORTHD   | SEAHOUSES | NE68 7TT | STORE AND PREMISES                   | CW3      | 30.7              | 473         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £15.41      | £1.43    |
| ADJ 157/159, MAIN STREET, NORTH SUNDERLAND, SEAHOUSES, NORTHD       | SEAHOUSES | NE68 7TU | STORE AND PREMISES                   | CW3      | 17.6              | 510         | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £28.98      | £2.69    |
| B GREGORY, NORTH SUNDERLAND TRADING ESTATE, BROAD ROAD, NORTH       | SEAHOUSES | NE68 7UP | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 309.7             | 7139        | 0 | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |  | £23.05      | £2.14    |
| PHILLIPS (SEAHOUSES) LTD, BROAD ROAD, NORTH SUNDERLAND, SEAHOUSES,  | SEAHOUSES | NE68 7UP | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 166.9             | 6840        | 0 | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |  | £40.98      | £3.81    |
| W SHIEL, BROAD ROAD, NORTH SUNDERLAND, SEAHOUSES, NORTHD            | SEAHOUSES | NE68 7UP | STORE                                | CW3      | 167.9             | 4177        | 0 | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |  | £24.88      | £2.31    |
| UNIT 3A, NORTH SUNDERLAND TRADING ESTATE, BROAD ROAD, NORTH         | SEAHOUSES | NE68 7UP | STORE AND PREMISES                   | CW3      | 183.1             | 4647        | 0 | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |  | £25.38      | £2.36    |
| TROTTERS BAKERY, NORTH SUNDERLAND TRADING ESTATE, BROAD ROAD, NORTH | SEAHOUSES | NE68 7UP | FACTORY AND PREMISES                 | IF       | 549               | 10591       | 0 | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |  | £19.29      | £1.79    |
| UNIT 2A, NORTH SUNDERLAND TRADING ESTATE, BROAD ROAD, NORTH         | SEAHOUSES | NE68 7UP | FACTORY AND PREMISES                 | IF       | 45.1              | 1460        | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £32.37      | £3.01    |
| UNIT 2B, NORTH SUNDERLAND TRADING ESTATE, BROAD ROAD, NORTH         | SEAHOUSES | NE68 7UP | FACTORY AND PREMISES                 | IF       | 45.1              | 1460        | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £32.37      | £3.01    |
| UNIT 2C, NORTH SUNDERLAND TRADING ESTATE, BROAD ROAD, NORTH         | SEAHOUSES | NE68 7UP | FACTORY AND PREMISES                 | IF       | 45.1              | 1460        | 1 | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £32.37      | £3.01    |
| UNIT 3B, NORTH SUNDERLAND TRADING ESTATE, BROAD ROAD, NORTH         | SEAHOUSES | NE68 7UP | WORKSHOP AND PREMISES                | IF3      | 95.9              | 2811        | 0 | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |  | £29.31      | £2.72    |
| FARNE ISLAND CRAFT & ENGINEERING, NORTH SUNDERLAND TRADING ESTATE,  | SEAHOUSES | NE68 7UP | WORKSHOP AND PREMISES                | IF3      | 181.1             | 4704        | 0 | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |  | £25.97      | £2.41    |



**APPENDIX 2  
INDUSTRIAL STOCK**

|   |           |          |                                      |      |         |        |    |    |   |   |   |   |   |   |    |        |       |
|---|-----------|----------|--------------------------------------|------|---------|--------|----|----|---|---|---|---|---|---|----|--------|-------|
| DUNNS STACKYARD, NORTH LANE, NORTH SUNDERLAND, SEAHOUSES, NORTH     | SEAHOUSES | NE68 7UQ | STORES AND PREMISES                  | CW3  | 505.9   | 4735   | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £9.36  | £0.87 |
| 1, FARNEVIEW COURT, BROAD ROAD INDUSTRIAL ESTATE, NORTH SUNDERLAND, | SEAHOUSES | NE68 7WF | WORKSHOP AND PREMISES                | IF3  | 77.7    | 2411   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.03 | £2.88 |
| 2, FARNEVIEW COURT, BROAD ROAD INDUSTRIAL ESTATE, NORTH SUNDERLAND, | SEAHOUSES | NE68 7WF | WORKSHOP AND PREMISES                | IF3  | 77.7    | 2411   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.03 | £2.88 |
| 3, FARNEVIEW COURT, BROAD ROAD INDUSTRIAL ESTATE, NORTH SUNDERLAND, | SEAHOUSES | NE68 7WF | WORKSHOP AND PREMISES                | IF3  | 77.7    | 2411   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.03 | £2.88 |
| 4, FARNEVIEW COURT, BROAD ROAD INDUSTRIAL ESTATE, NORTH SUNDERLAND, | SEAHOUSES | NE68 7WF | WORKSHOP AND PREMISES                | IF3  | 77.7    | 2411   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.03 | £2.88 |
| 5, FARNEVIEW COURT, BROAD ROAD INDUSTRIAL ESTATE, NORTH SUNDERLAND, | SEAHOUSES | NE68 7WF | WORKSHOP AND PREMISES                | IF3  | 77.7    | 2411   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.03 | £2.88 |
| 6, FARNEVIEW COURT, BROAD ROAD INDUSTRIAL ESTATE, NORTH SUNDERLAND, | SEAHOUSES | NE68 7WF | WORKSHOP AND PREMISES                | IF3  | 77.7    | 2411   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.03 | £2.88 |
| LINKS ROAD, BAMBURGH, NORTH   |           | NE69 7AX | STORE                                | CW3  | 23      | 384    | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £16.70 | £1.55 |
|   |           |          |                                      |      | 4623.2  | 99501  | 43 | 11 | 8 | 1 | 2 | 0 | 0 | 0 | 65 |        |       |
| <b>BELFORD</b>  |           |          |                                      |      |         |        |    |    |   |   |   |   |   |   |    |        |       |
| UNIT 1A BELFORD INDUSTRIAL ESTATE, STATION ROAD, BELFORD, NORTH     | BELFORD   | NE70 7DT | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 187.8   | 5044   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £26.86 | £2.50 |
| TRAVELSURE, STATION ROAD, BELFORD, NORTH                            | BELFORD   | NE70 7DT | GARAGE AND PREMISES                  | CG2  | 340.3   | 7881   | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £23.16 | £2.15 |
| N THOMPSON, STATION ROAD, BELFORD, NORTH                            | BELFORD   | NE70 7DT | ROAD HAULAGE DEPOT AND PREMISES      | CG4  | 403     | 11954  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £29.66 | £2.76 |
| TREE-LOCATE (EUROPE) LTD, STATION ROAD, BELFORD, NORTH              | BELFORD   | NE70 7DT | WAREHOUSE AND PREMISES               | CW   | 1667.5  | 27807  | 0  | 0  | 0 | 0 | 0 | 1 | 0 | 0 |    | £16.68 | £1.55 |
| A J K THOMPSON, STATION ROAD, BELFORD, NORTH                        | BELFORD   | NE70 7DT | STORE AND PREMISES                   | CW3  | 154.1   | 2852   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £18.51 | £1.72 |
| UNIT 3C, STATION ROAD, BELFORD, NORTH                               | BELFORD   | NE70 7DT | STORE AND PREMISES                   | CW3  | 233     | 5545   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £23.80 | £2.21 |
| UNIT 1B, STATION ROAD, BELFORD, NORTH                               | BELFORD   | NE70 7DT | FACTORY AND PREMISES                 | IF   | 257.8   | 6136   | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £23.80 | £2.21 |
| UNIT 2F, STATION ROAD, BELFORD, NORTH                               | BELFORD   | NE70 7DT | FACTORY AND PREMISES                 | IF   | 45.7    | 1480   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £32.39 | £3.01 |
| UNIT 3B, STATION ROAD, BELFORD, NORTH                               | BELFORD   | NE70 7DT | FACTORY AND PREMISES                 | IF   | 233     | 5545   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £23.80 | £2.21 |
| UNIT 1A, STATION ROAD, BELFORD, NORTH                               | BELFORD   | NE70 7DT | WORKSHOP AND PREMISES                | IF3  | 257.8   | 6136   | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £23.80 | £2.21 |
| UNIT 2A, STATION ROAD, BELFORD, NORTH                               | BELFORD   | NE70 7DT | WORKSHOP AND PREMISES                | IF3  | 45.7    | 1480   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £32.39 | £3.01 |
| UNITS 2C/2D, STATION ROAD, BELFORD, NORTH                           | BELFORD   | NE70 7DT | WORKSHOP AND PREMISES                | IF3  | 92.41   | 2709   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £29.32 | £2.72 |
| UNIT 2E, STATION ROAD, BELFORD, NORTH                               | BELFORD   | NE70 7DT | WORKSHOP AND PREMISES                | IF3  | 45.7    | 1480   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £32.39 | £3.01 |
| UNIT 2B, STATION ROAD, BELFORD, NORTH                               | BELFORD   | NE70 7DT | WORKSHOP AND PREMISES                | IF3  | 45.7    | 1480   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £32.39 | £3.01 |
| PLOT 12, STATION ROAD, BELFORD, NORTH                               | BELFORD   | NE70 7DT | WORKSHOP AND PREMISES                | IF3  | 265.3   | 6891   | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £25.97 | £2.41 |
| UNIT 3A, STATION ROAD, BELFORD, NORTH                               | BELFORD   | NE70 7DT | WORKSHOP AND PREMISES                | IF3  | 89.7    | 2629   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £29.31 | £2.72 |
| UNIT 3D, STATION ROAD, BELFORD, NORTH                               | BELFORD   | NE70 7DT | WORKSHOP AND PREMISES                | IF3  | 89.69   | 2629   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £29.31 | £2.72 |
| 2, NORTH FARM COTTAGES, WARENFORD, BELFORD, NORTH                   | BELFORD   | NE70 7HX | WORKSHOP                             | IF3  | 12      | 171    | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £14.25 | £1.32 |
| COAL DEPOT LUCKER STATION, LUCKER, BELFORD, NORTH                   | BELFORD   | NE70 7JP | GARAGE AND PREMISES                  | CG2  | 118.5   | 1044   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £8.81  | £0.82 |
| MR ROBSON, BRADFORD FARM, BELFORD, NORTH                            | BELFORD   | NE70 7JT | STORE AND PREMISES                   | CW3  | 84.1    | 1146   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £13.63 | £1.27 |
| MIDDLETON BAKERY, MIDDLETON, BELFORD, NORTH                         | BELFORD   | NE70 7LE | WORKSHOP AND PREMISES                | IF3  | 71.78   | 2285   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.83 | £2.96 |
| OLD SCHOOL, HIGH STREET, BELFORD, NORTH                             | BELFORD   | NE70 7NG | WORKSHOP AND PREMISES                | IF3  | 265.1   | 3028   | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £11.42 | £1.06 |
| HIGH STREET, BELFORD, NORTH   | BELFORD   | NE70 7NJ | STORE AND PREMISES                   | CW3  | 82.1    | 1726   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £21.02 | £1.95 |
| NEAR 1, DINNINGSIDE, BELFORD, NORTH                                 | BELFORD   | NE70 7NP | STORE AND PREMISES                   | CW3  | 14.7    | 329    | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £22.38 | £2.08 |
| A MCKIE, DETCHANT, BELFORD, NORTH                                   | BELFORD   | NE70 7PF | STORE AND PREMISES                   | CW3  | 97.5    | 1244   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £12.76 | £1.19 |
| BEDMAX LTD, GREY MARE FARM, DETCHANT, BELFORD, NORTH                | BELFORD   | NE70 7PG | WAREHOUSE                            | CW   | 316.1   | 6825   | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £21.59 | £2.01 |
| BEDMAX PRODUCTION BUILDING, GREY MARE FARM, BELFORD, NORTH          | BELFORD   | NE70 7PG | WORKSHOP AND PREMISES                | IF3  | 1000    | 18021  | 0  | 0  | 0 | 0 | 0 | 1 | 0 | 0 |    | £18.02 | £1.67 |
| WOODLAND PLACE, WEST STREET, BELFORD, NORTH                         | BELFORD   | NE70 7QA | WORKSHOP AND PREMISES                | IF3  | 269.2   | 5753   | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £21.37 | £1.99 |
|   |           |          |                                      |      | 6785.28 | 141250 | 6  | 7  | 5 | 8 | 0 | 2 | 0 | 0 | 28 |        |       |
| <b>WOOLER</b>   |           |          |                                      |      |         |        |    |    |   |   |   |   |   |   |    |        |       |
| UNIT 1B, BERWICK ROAD, WOOLER, NORTH                                | WOOLER    | NE71 6AH | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 297.5   | 7035   | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £23.65 | £2.20 |
| UNIT 3A, BERWICK ROAD, WOOLER, NORTH                                | WOOLER    | NE71 6AH | WAREHOUSE AND PREMISES               | CW   | 230.4   | 5484   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £23.80 | £2.21 |
| UNIT 4A, BERWICK ROAD, WOOLER, NORTH                                | WOOLER    | NE71 6AH | STORE AND PREMISES                   | CW3  | 238.9   | 6018   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £25.19 | £2.34 |
| UNIT 4C, BERWICK ROAD, WOOLER, NORTH                                | WOOLER    | NE71 6AH | STORE AND PREMISES                   | CW3  | 239.1   | 5722   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £23.93 | £2.22 |
| UNIT 6, BERWICK ROAD, WOOLER, NORTH                                 | WOOLER    | NE71 6AH | FACTORY AND PREMISES                 | IF   | 1940.25 | 32453  | 0  | 0  | 0 | 0 | 0 | 1 | 0 | 0 |    | £16.73 | £1.55 |
| NORTHUMBRIA SPORTING CO LTD UNIT 1A, BERWICK ROAD, WOOLER, NORTH    | WOOLER    | NE71 6AH | FACTORY AND PREMISES                 | IF   | 255.4   | 5218   | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £20.43 | £1.90 |
| UNIT 1A, BERWICK ROAD, WOOLER, NORTH                                | WOOLER    | NE71 6AH | WORKSHOP AND PREMISES                | IF3  | 465.7   | 4799   | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £10.30 | £0.96 |
| ADDISON-ROSS LTD, BERWICK ROAD, WOOLER, NORTH                       | WOOLER    | NE71 6AH | WORKSHOP AND PREMISES                | IF3  | 863     | 17044  | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £19.75 | £1.83 |
| UNIT 8, BERWICK ROAD, WOOLER, NORTH                                 | WOOLER    | NE71 6AH | WORKSHOP AND PREMISES                | IF3  | 245.2   | 6022   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £24.56 | £2.28 |
| UNIT 3B, BERWICK ROAD, WOOLER, NORTH                                | WOOLER    | NE71 6AH | WORKSHOP AND PREMISES                | IF3  | 177.1   | 4495   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £25.38 | £2.36 |
| UNIT 3C, BERWICK ROAD, WOOLER, NORTH                                | WOOLER    | NE71 6AH | WORKSHOP AND PREMISES                | IF3  | 148.5   | 4029   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £27.13 | £2.52 |
| UNIT 4B, BERWICK ROAD, WOOLER, NORTH                                | WOOLER    | NE71 6AH | WORKSHOP AND PREMISES                | IF3  | 238.3   | 6003   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £25.19 | £2.34 |
| UNIT A, NEW INDUSTRIAL ESTATE, BERWICK ROAD, WOOLER, NORTH          | WOOLER    | NE71 6AH | WORKSHOP AND PREMISES                | IF3  | 321.8   | 8627   | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £26.81 | £2.49 |
| UNIT B, NEW INDUSTRIAL ESTATE, BERWICK ROAD, WOOLER, NORTH          | WOOLER    | NE71 6AH | WORKSHOP AND PREMISES                | IF3  | 432.8   | 12413  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £28.68 | £2.66 |
| ENVIRONMENT AGENCY, WAY TO WOOLER, WOOLER, NORTH                    | WOOLER    | NE71 6AQ | STORAGE DEPOT AND PREMISES           | CW2  | 151.4   | 3979   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £26.28 | £2.44 |
| R/O 46/48, HIGH STREET, WOOLER, NORTH                               | WOOLER    | NE71 6BG | STORES AND PREMISES                  | CW3  | 197.8   | 1983   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £10.03 | £0.93 |
| 57, HIGH STREET, WOOLER, NORTH                                      | WOOLER    | NE71 6BH | WAREHOUSE AND PREMISES               | CW   | 316     | 3581   | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £11.33 | £1.05 |
| STORE AT 55, HIGH STREET, WOOLER, NORTH                             | WOOLER    | NE71 6BH | STORE AND PREMISES                   | CW3  | 26.17   | 770    | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £29.42 | £2.73 |
| 31, HIGH STREET, WOOLER, NORTH                                      | WOOLER    | NE71 6BU | STORE AND PREMISES                   | CW3  | 27.9    | 421    | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £15.09 | £1.40 |
| THE GARAGE, MAIN ROAD, MILFELD, WOOLER, NORTH                       | WOOLER    | NE71 6HS | SHOP AND PREMISES                    | CW   | 48.4    | 1572   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £32.48 | £3.02 |
| ADJ ROSE COTTAGE, MAIN ROAD, MILFELD, WOOLER, NORTH                 | WOOLER    | NE71 6HS | BUILDING UNDERGOING REDEVELOPMENT    | CW3W | 183.5   | 0      | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £0.00  | £0.00 |
| 26, SOUTH ROAD, WOOLER, NORTH                                       | WOOLER    | NE71 6NJ | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 32.2    | 604    | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £18.76 | £1.74 |
| FORMER AMBULANCE STATION 28, SOUTH ROAD, WOOLER, NORTH              | WOOLER    | NE71 6NJ | GARAGE, STORE AND PREMISES           | CG2  | 167.95  | 4405   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £26.23 | £2.44 |
| R/O 18, SOUTH ROAD, WOOLER, NORTH                                   | WOOLER    | NE71 6NJ | WORKSHOP                             | IF3  | 327.4   | 6659   | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £20.34 | £1.89 |

**APPENDIX 2  
INDUSTRIAL STOCK**

|   |        |          |                                      |     |          |        |    |    |    |    |   |   |   |   |   |   |   |        |       |
|---|--------|----------|--------------------------------------|-----|----------|--------|----|----|----|----|---|---|---|---|---|---|---|--------|-------|
| E D REDPATH, RAMSEYS LANE, WOOLER, NORTHD                             | WOOLER | NE71 6NY | WAREHOUSE AND PREMISES               | CW  | 92       | 988    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £10.74 | £1.00 |
| M LAYCOCK, RAMSEYS LANE, WOOLER, NORTHD                               | WOOLER | NE71 6NY | STORE AND PREMISES                   | CW3 | 38.2     | 408    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £10.68 | £0.99 |
| FORSYTHS OF WOOLER LTD, SOUTH ROAD, WOOLER, NORTHD                    | WOOLER | NE71 6QE | WAREHOUSE AND PREMISES               | CW  | 617.3    | 10171  | 0  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £16.48 | £1.53 |
| UNITS 25-27, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD       | WOOLER | NE71 6QP | WAREHOUSE AND PREMISES               | CW  | 85.5     | 2043   | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.89 | £2.22 |
| UNITS 1/2, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD         | WOOLER | NE71 6QP | STORE AND PREMISES                   | CW3 | 60.3     | 1264   | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £20.96 | £1.95 |
| UNIT 3, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD            | WOOLER | NE71 6QP | STORE AND PREMISES                   | CW3 | 29.1     | 674    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.16 | £2.15 |
| UNIT 6, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD            | WOOLER | NE71 6QP | STORE AND PREMISES                   | CW3 | 29       | 671    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.14 | £2.15 |
| UNIT 12, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD           | WOOLER | NE71 6QP | STORE AND PREMISES                   | CW3 | 51.98    | 862    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £16.58 | £1.54 |
| UNIT 13, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD           | WOOLER | NE71 6QP | STORE AND PREMISES                   | CW3 | 51.98    | 862    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £16.58 | £1.54 |
| UNIT 14, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD           | WOOLER | NE71 6QP | STORE AND PREMISES                   | CW3 | 24.96    | 717    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £28.73 | £2.67 |
| OLD WATER BOARD YARD, HAUGH HEAD, WOOLER, NORTHD                      | WOOLER | NE71 6QP | WORKSHOP AND PREMISES                | IF3 | 601.2    | 11358  | 0  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £18.89 | £1.76 |
| UNIT 4, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD            | WOOLER | NE71 6QP | WORKSHOP AND PREMISES                | IF3 | 29       | 671    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.14 | £2.15 |
| UNIT 5, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD            | WOOLER | NE71 6QP | WORKSHOP AND PREMISES                | IF3 | 28.7     | 664    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.14 | £2.15 |
| UNIT 7, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD            | WOOLER | NE71 6QP | WORKSHOP AND PREMISES                | IF3 | 28.7     | 664    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.14 | £2.15 |
| UNIT 9, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD            | WOOLER | NE71 6QP | WORKSHOP AND PREMISES                | IF3 | 59.9     | 1256   | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £20.97 | £1.95 |
| UNITS 10/11, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD       | WOOLER | NE71 6QP | WORKSHOP AND PREMISES                | IF3 | 69.56    | 1496   | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £21.51 | £2.00 |
| UNIT 17, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD           | WOOLER | NE71 6QP | WORKSHOP AND PREMISES                | IF3 | 16.3     | 465    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £28.53 | £2.65 |
| UNIT 18, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD           | WOOLER | NE71 6QP | WORKSHOP AND PREMISES                | IF3 | 15.3     | 437    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £28.56 | £2.65 |
| UNIT 21, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD           | WOOLER | NE71 6QP | WORKSHOP AND PREMISES                | IF3 | 26.7     | 713    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £26.70 | £2.48 |
| UNIT 22, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD           | WOOLER | NE71 6QP | WORKSHOP AND PREMISES                | IF3 | 29.7     | 784    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £26.40 | £2.45 |
| UNITS 23-24, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD       | WOOLER | NE71 6QP | WORKSHOP AND PREMISES                | IF3 | 52.4     | 1319   | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.17 | £2.34 |
| UNIT 19, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD           | WOOLER | NE71 6QP | WORKSHOP AND PREMISES                | IF3 | 27.9     | 713    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.56 | £2.37 |
| 4A, SOUTH ROAD, WOOLER, NORTHD  | WOOLER | NE71 6SN | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 187.5    | 2335   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £12.45 | £1.16 |
| UNIT 4 AT 8, SOUTH ROAD, WOOLER, NORTHD                               | WOOLER | NE71 6SN | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 37.8     | 972    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.71 | £2.39 |
| 5, SOUTH ROAD, WOOLER, NORTHD   | WOOLER | NE71 6SN | WAREHOUSE AND PREMISES               | CW  | 435.23   | 8566   | 0  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £19.68 | £1.83 |
| 2, SOUTH ROAD, WOOLER, NORTHD   | WOOLER | NE71 6SN | WAREHOUSE                            | CW  | 161.9    | 1964   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £12.13 | £1.13 |
| 4/6, SOUTH ROAD, WOOLER, NORTHD                                       | WOOLER | NE71 6SN | STORE AND PREMISES                   | CW3 | 419.4    | 3991   | 0  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £9.52  | £0.88 |
| ADJACENT 4, SOUTH ROAD, WOOLER, NORTHD                                | WOOLER | NE71 6SN | STORE AND PREMISES                   | CW3 | 64       | 916    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £14.31 | £1.33 |
| UNIT 3 AT 8, SOUTH ROAD, WOOLER, NORTHD                               | WOOLER | NE71 6SN | STORE                                | CW3 | 21.1     | 602    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £28.53 | £2.65 |
| UNIT 2 AT 8, SOUTH ROAD, WOOLER, NORTHD                               | WOOLER | NE71 6SN | STORE                                | CW3 | 26.9     | 695    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.84 | £2.40 |
| UNIT 2 THE MILL YARD, SOUTH ROAD, WOOLER, NORTHD                      | WOOLER | NE71 6SN | STORE AND PREMISES                   | CW3 | 62.9     | 1158   | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £18.41 | £1.71 |
| ADJACENT 6, SOUTH ROAD, WOOLER, NORTHD                                | WOOLER | NE71 6SN | WORKSHOP AND PREMISES                | IF3 | 50.6     | 814    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £16.09 | £1.49 |
| UNIT 5 AT 8, SOUTH ROAD, WOOLER, NORTHD                               | WOOLER | NE71 6SN | WORKSHOP AND PREMISES                | IF3 | 101.8    | 2389   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.47 | £2.18 |
| GLEN VALLEY TOURS LTD, STATION ROAD, WOOLER, NORTHD                   | WOOLER | NE71 6SP | BUS GARAGE AND PREMISES              | CG2 | 210.2    | 5518   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £26.25 | £2.44 |
| D MALTHOUSE, STATION ROAD, WOOLER, NORTHD                             | WOOLER | NE71 6SP | GARAGE AND PREMISES                  | CG2 | 72.3     | 1511   | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £20.90 | £1.94 |
| 8, STATION ROAD, WOOLER, NORTHD                                       | WOOLER | NE71 6SP | WAREHOUSE AND PREMISES               | CW  | 624.9    | 4810   | 0  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £7.70  | £0.72 |
| 4, STATION ROAD, WOOLER, NORTHD                                       | WOOLER | NE71 6SP | LAND USED FOR STORAGE AND PREMISES   | CW1 | 1935.1   | 2245   | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £1.16  | £0.11 |
| 1, STATION ROAD, WOOLER, NORTHD                                       | WOOLER | NE71 6SP | OIL STORAGE DEPOT AND PREMISES       | CW2 | 269.5    | 8901   | 0  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £33.03 | £3.07 |
| 6, STATION ROAD, WOOLER, NORTHD                                       | WOOLER | NE71 6SP | STORE AND PREMISES                   | CW3 | 268.7    | 4474   | 0  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £16.65 | £1.55 |
| WORKSHOP, STATION ROAD, WOOLER, NORTHD                                | WOOLER | NE71 6SP | WORKSHOP AND PREMISES                | IF3 | 74.8     | 2138   | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £28.58 | £2.66 |
| CHAPEL HILL, HIGH HUMBLETON, WOOLER, NORTHD                           | WOOLER | NE71 6SU | WORKSHOP AND PREMISES                | IF3 | 78       | 2131   | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £27.32 | £2.54 |
| GLENDALE ENGINEERING LTD BENDOR GARAGE, WOOLER, NORTHD                | WOOLER | NE71 6SZ | WAREHOUSE AND PREMISES               | CW  | 717.47   | 6902   | 0  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £9.62  | £0.89 |
|   |        |          |                                      |     | 15458.45 | 251568 | 19 | 14 | 15 | 11 | 5 | 2 | 0 | 0 |   |   |   |        |       |
| BROZZI INTERNATIONAL LTD, MILFIELD ENTERPRISE PARK, MILFIELD, WOOLER, |        | NE71 6TF | WAREHOUSE AND PREMISES               | CW  | 3003.7   | 44071  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | £14.67 | £1.36 |
| MINDRUM STATION, MINDRUM, NORTHD                                      |        | TD12 4QL | STORE AND PREMISES                   | CW3 | 124.3    | 1286   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £10.35 | £0.96 |
| UNITS 1/2 WARK WORKSHOPS, WARK FARM, WARK, CORNHILL-ON-TWEED          |        | TD12 4RE | WORKSHOP AND PREMISES                | IF3 | 105.1    | 3518   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £33.47 | £3.11 |
| UNITS 3/4 WARK WORKSHOPS, WARK FARM, WARK, CORNHILL-ON-TWEED          |        | TD12 4RE | WORKSHOPS AND PREMISES               | IF3 | 106.9    | 3472   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £32.48 | £3.02 |
| THE OLD SMITHY, WARK, CORNHILL-ON-TWEED                               |        | TD12 4RH | WORKSHOP AND PREMISES                | IF3 | 51.3     | 733    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £14.29 | £1.33 |
| E WOODHEAD CLOVELLY, CORNHILL-ON-TWEED                                |        | TD12 4SD | STORES AND PREMISES                  | CW3 | 503.9    | 5078   | 0  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £10.08 | £0.94 |
| NEAR BLUE BELL GARAGE, PALLINSBURN, CORNHILL-ON-TWEED                 |        | TD12 4SH | WORKSHOP AND PREMISES                | IF3 | 106.1    | 1804   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £17.00 | £1.58 |
| OAKLEA, MAIN ROAD, BRANXTON, CORNHILL-ON-TWEED                        |        | TD12 4SL | FACTORY AND PREMISES                 | IF  | 21.1     | 681    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £32.27 | £3.00 |
| P W TURNBULL, BRANXTON, CORNHILL-ON-TWEED                             |        | TD12 4SW | STORES AND PREMISES                  | CW3 | 112.2    | 1446   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £12.89 | £1.20 |
| CROOKHAM VILLAGE, CORNHILL-ON-TWEED                                   |        | TD12 4SY | WORKSHOP AND PREMISES                | IF3 | 182.1    | 4937   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £27.11 | £2.52 |
| THE HEATHERSLAW BAKERY, HEATHERSLAW, CORNHILL-ON-TWEED                |        | TD12 4TJ | FACTORY AND PREMISES                 | IF  | 144.3    | 3704   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.67 | £2.38 |
| WORKSHOP, ETAL RHODES, CORNHILL-ON-TWEED                              |        | TD12 4TP | WORKSHOP AND PREMISES                | IF3 | 237.9    | 2374   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £9.98  | £0.93 |
| ERROL HUT WOODWORK, LETHAM HILL, CORNHILL-ON-TWEED                    |        | TD12 4TP | WORKSHOP AND PREMISES                | IF3 | 60       | 900    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £15.00 | £1.39 |
| ERROL HUT SMITHY, LETHAM HILL, CORNHILL-ON-TWEED                      |        | TD12 4TP | WORKSHOP AND PREMISES                | IF3 | 32.1     | 483    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £15.05 | £1.40 |
| SECOND LINTHAUGH FARM, CORNHILL-ON-TWEED                              |        | TD12 4TQ | STORE                                | CW3 | 67.2     | 964    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £14.35 | £1.33 |
| 26, STATION GARDENS, CORNHILL-ON-TWEED                                |        | TD12 4TS | STORE AND PREMISES                   | CW3 | 66.8     | 1852   | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £27.72 | £2.58 |
| ADJ 26, STATION GARDENS, CORNHILL-ON-TWEED                            |        | TD12 4TS | WORKSHOP AND PREMISES                | IF3 | 69.5     | 1728   | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £24.86 | £2.31 |
| MILL POWER HOUSE, ETAL, CORNHILL-ON-TWEED                             |        | TD12 4TW | WORKSHOP AND PREMISES                | IF3 | 195.5    | 2181   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £11.16 | £1.04 |
| RICKERBY LTD, STATION GARAGE, CORNHILL-ON-TWEED                       |        | TD12 4UG | WORKSHOP AND PREMISES                | IF3 | 1022.9   | 18952  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £18.53 | £1.72 |
| TWIZELL SMITHY, CORNHILL-ON-TWEED                                     |        | TD12 4UY | STORE AND PREMISES                   | CW3 | 199.3    | 2377   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £11.93 | £1.11 |
| NCC BRIDGES DEPOT, POWBURN, ALNWICK, NORTHD                           |        | NE66 4HY | STORAGE DEPOT AND PREMISES           | CW2 | 781.4    | 20114  | 0  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £25.74 | £2.39 |



## APPENDIX 2

### INDUSTRIAL STOCK

[illegible]

B = BERWICK

## APPENDIX 2

### INDUSTRIAL STOCK

|  |         |          |                                      |      |        |       |   |   |   |   |   |   |   |   |   |   |   |        |       |
|--|---------|----------|--------------------------------------|------|--------|-------|---|---|---|---|---|---|---|---|---|---|---|--------|-------|
| BERBERT HALL, WEST STREET, SPITAL, BERWICK-UPON-TWEED                      | BERWICK | TD15 1SB | STORAGE DEPOT AND PREMISES           | CW2  | 110.1  | 2086  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £18.95 | £1.76 |
| B MASON (TRACTORS) LTD, LOW HAUGHS, BERWICK-UPON-TWEED                     | BERWICK | TD15 1SY | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 89.6   | 2780  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £31.03 | £2.88 |
|  |         |          |                                      |      | 2830.8 | 38614 | 3 | 3 | 1 | 1 | 0 | 0 | 1 | 0 |   |   |   |        |       |
| UNITS 3C-D, WINDMILL WAY NORTH, RAMPARTS BUSINESS PARK, BERWICK-UPON-      | BERWICK | TD15 1TA | WAREHOUSE AND PREMISES               | CW   | 748.2  | 20830 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £27.84 | £2.59 |
| UNITS 3A/3B, WINDMILL WAY NORTH, RAMPARTS BUSINESS PARK, BERWICK-UPON-     | BERWICK | TD15 1TA | WORKSHOP AND PREMISES                | IF3  | 734.8  | 19832 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £26.99 | £2.51 |
| BORDER TYRES LTD, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-      | BERWICK | TD15 1TB | TYRE CENTRE AND PREMISES             | CG1  | 422.1  | 11702 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £27.72 | £2.58 |
| UNIT B5, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED     | BERWICK | TD15 1TB | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 71.7   | 2927  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.82 | £3.79 |
| UNIT B6/7, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-        | BERWICK | TD15 1TB | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 145.2  | 5485  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £37.78 | £3.51 |
| PARTCO AUTOPARTS, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-      | BERWICK | TD15 1TB | WAREHOUSE AND PREMISES               | CW   | 333.4  | 10040 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £30.11 | £2.80 |
| UNIT 10D, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-         | BERWICK | TD15 1TB | WAREHOUSE AND PREMISES               | CW   | 92.69  | 4381  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £47.27 | £4.39 |
| UNIT 10A, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-         | BERWICK | TD15 1TB | WAREHOUSE AND PREMISES               | CW   | 91.1   | 3815  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £41.88 | £3.89 |
| UNIT 10B, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-         | BERWICK | TD15 1TB | WAREHOUSE AND PREMISES               | CW   | 89.1   | 3732  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £41.89 | £3.89 |
| UNIT 4, WINDMILL WAY WEST, SAMPHIRE COURT, RAMPARTS BUSINESS PARK,         | BERWICK | TD15 1TB | GYMNASIUM AND PREMISES               | CW   | 98.6   | 4023  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.80 | £3.79 |
| UNIT 5, WINDMILL WAY WEST, SAMPHIRE COURT, RAMPARTS BUSINESS PARK,         | BERWICK | TD15 1TB | WAREHOUSE AND PREMISES               | CW   | 100.5  | 4100  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.80 | £3.79 |
| UNIT 3, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED      | BERWICK | TD15 1TB | WAREHOUSE AND PREMISES               | CW   | 214.9  | 7693  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £35.80 | £3.33 |
| BORDER TOURERS, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-        | BERWICK | TD15 1TB | STORE AND PREMISES                   | CW3  | 188.3  | 6123  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £32.52 | £3.02 |
| UNIT B3, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED     | BERWICK | TD15 1TB | STORE AND PREMISES                   | CW3  | 71.5   | 2919  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.83 | £3.79 |
| UNIT B4, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED     | BERWICK | TD15 1TB | STORE AND PREMISES                   | CW3  | 71.5   | 2919  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.83 | £3.79 |
| UNIT 12E, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-         | BERWICK | TD15 1TB | STORE AND PREMISES                   | CW3  | 68.7   | 2877  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £41.88 | £3.89 |
| UNIT 1, WINDMILL WAY WEST, SAMPHIRE COURT, RAMPARTS BUSINESS PARK,         | BERWICK | TD15 1TB | STORE AND PREMISES                   | CW3  | 98.6   | 4023  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.80 | £3.79 |
| UNIT 2, WINDMILL WAY WEST, SAMPHIRE COURT, RAMPARTS BUSINESS PARK,         | BERWICK | TD15 1TB | STORE AND PREMISES                   | CW3  | 99.5   | 4060  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.80 | £3.79 |
| UNIT 6, WINDMILL WAY WEST, SAMPHIRE COURT, RAMPARTS BUSINESS PARK,         | BERWICK | TD15 1TB | STORE AND PREMISES                   | CW3  | 98.6   | 4023  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.80 | £3.79 |
| UNIT 11A, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-         | BERWICK | TD15 1TB | STORE AND PREMISES                   | CW3  | 283.54 | 9749  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £34.38 | £3.19 |
| UNIT 11B, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-         | BERWICK | TD15 1TB | STORE AND PREMISES                   | CW3  | 182.52 | 6616  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £36.25 | £3.37 |
| UNIT B2, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED     | BERWICK | TD15 1TB | FACTORY AND PREMISES                 | IF   | 71.7   | 2927  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.82 | £3.79 |
| ANCROFT TRACTORS LTD, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK,           | BERWICK | TD15 1TB | WORKSHOP AND PREMISES                | IF3  | 1685.7 | 40577 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £24.07 | £2.24 |
| J B SITE INVESTIGATIONS UNIT DC103/9, WINDMILL WAY WEST, RAMPARTS BUSINESS | BERWICK | TD15 1TB | WORKSHOP AND PREMISES                | IF3  | 385.5  | 15929 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £41.32 | £3.84 |
| UNIT 12D, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-         | BERWICK | TD15 1TB | WORKSHOP AND PREMISES                | IF3  | 68.7   | 2877  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £41.88 | £3.89 |
| UNIT B1, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED     | BERWICK | TD15 1TB | WORKSHOP AND PREMISES                | IF3  | 71.7   | 2927  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.82 | £3.79 |
| UNIT B8, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED     | BERWICK | TD15 1TB | WORKSHOP AND PREMISES                | IF3  | 71.7   | 2928  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.84 | £3.79 |
| UNIT 12F, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-         | BERWICK | TD15 1TB | WORKSHOP AND PREMISES                | IF3  | 158.8  | 4991  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £31.43 | £2.92 |
| UNIT 12C, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-         | BERWICK | TD15 1TB | WORKSHOP AND PREMISES                | IF3  | 68.6   | 2873  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £41.88 | £3.89 |
| UNIT 3, WINDMILL WAY WEST, SAMPHIRE COURT, RAMPARTS BUSINESS PARK,         | BERWICK | TD15 1TB | WORKSHOP AND PREMISES                | IF3  | 98.1   | 4002  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.80 | £3.79 |
| UNIT 7, WINDMILL WAY WEST, SAMPHIRE COURT, RAMPARTS BUSINESS PARK,         | BERWICK | TD15 1TB | WORKSHOP AND PREMISES                | IF3  | 100.7  | 4109  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.80 | £3.79 |
| UNITS 1/2, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-        | BERWICK | TD15 1TB | WORKSHOP AND PREMISES                | IF3  | 595.58 | 15024 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £25.23 | £2.34 |
| UNIT 9, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED      | BERWICK | TD15 1TB | WORKSHOP AND PREMISES                | IF3  | 214.2  | 7668  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £35.80 | £3.33 |
| UNIT 12A, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-         | BERWICK | TD15 1TB | WORKSHOP AND PREMISES                | IF3  | 159    | 4996  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £31.42 | £2.92 |
| UNIT 12B, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-         | BERWICK | TD15 1TB | WORKSHOP AND PREMISES                | IF3  | 68.5   | 2869  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £41.88 | £3.89 |
| UNIT 5 MARRTREE BUSINESS PARK, WINDMILL WAY EAST, RAMPARTS BUSINESS        | BERWICK | TD15 1TQ | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 233.3  | 8485  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £36.37 | £3.38 |
| HUTCHISON HAULAGE LTD, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-       | BERWICK | TD15 1TQ | ROAD HAULAGE DEPOT AND PREMISES      | CG4  | 1808   | 3437  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £1.90  | £0.18 |
| BORDER TRAFFIC SERVICE LTD, WINDMILL WAY EAST, RAMPARTS BUSINESS PARK,     | BERWICK | TD15 1TQ | ROAD HAULAGE DEPOT AND PREMISES      | CG4  | 594.9  | 20091 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £33.77 | £3.14 |
| UNIT A1, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED           | BERWICK | TD15 1TQ | WAREHOUSE AND PREMISES               | CW   | 73.8   | 3091  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £41.88 | £3.89 |
| UNITS A4 A5 & A6, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-UPON-       | BERWICK | TD15 1TQ | WAREHOUSE AND PREMISES               | CW   | 222.5  | 7565  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £34.00 | £3.16 |
| UNITS 2-3 MARRTREE BUSINESS PARK, WINDMILL WAY EAST, RAMPARTS BUSINESS     | BERWICK | TD15 1TQ | WAREHOUSE AND PREMISES               | CW   | 701.42 | 20377 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £29.05 | £2.70 |
| UNIT A PLOT 19, WINDMILL WAY EAST, RAMPARTS BUSINESS PARK, BERWICK-UPON-   | BERWICK | TD15 1TQ | STORE AND PREMISES                   | CW3  | 224.69 | 8246  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £36.70 | £3.41 |
| UNIT 2 FORMER DAIRY SITE, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-    | BERWICK | TD15 1TQ | STORE AND PREMISES                   | CW3  | 41.46  | 1694  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.86 | £3.80 |
| UNIT 1 FORMER DAIRY SITE, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-    | BERWICK | TD15 1TQ | STORE AND PREMISES                   | CW3  | 41.46  | 1694  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.86 | £3.80 |
| UNIT 4 FORMER DAIRY SITE, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-    | BERWICK | TD15 1TQ | STORE AND PREMISES                   | CW3  | 85.81  | 3752  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £43.72 | £4.06 |
| UNIT 3 FORMER DAIRY SITE, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-    | BERWICK | TD15 1TQ | STORE AND PREMISES                   | CW3  | 59.3   | 2298  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £38.75 | £3.60 |
| UNITS A2/3, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED        | BERWICK | TD15 1TQ | STORE AND PREMISES                   | CW3W | 202.3  | 5908  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £29.20 | £2.71 |
| UNIT 3-1, WINDMILL WAY EAST, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED    | BERWICK | TD15 1TQ | FACTORY AND PREMISES                 | IF   | 417    | 10520 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £25.23 | £2.34 |
| 20, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED                | BERWICK | TD15 1TQ | FACTORY AND PREMISES                 | IF   | 686    | 22857 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £33.32 | £3.10 |
| UNIT D PLOT 19, WINDMILL WAY EAST, RAMPARTS BUSINESS PARK, BERWICK-UPON-   | BERWICK | TD15 1TQ | WORKSHOP AND PREMISES                | IF3  | 227.46 | 9957  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £43.77 | £4.07 |
| BIOMASS BOILER SERVICES LTD UNIT C PLOT 19, WINDMILL WAY EAST, RAMPARTS    | BERWICK | TD15 1TQ | WORKSHOP AND PREMISES                | IF3  | 101.23 | 4610  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £45.54 | £4.23 |
| LANDELS ELECTRICAL LLP UNIT C PLOT 19, WINDMILL WAY EAST, RAMPARTS         | BERWICK | TD15 1TQ | WORKSHOP AND PREMISES                | IF3  | 130.63 | 5416  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £41.46 | £3.85 |
| UNIT 19B, WINDMILL WAY EAST, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED    | BERWICK | TD15 1TQ | WORKSHOP AND PREMISES                | IF3  | 165.6  | 5936  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £35.85 | £3.33 |
| UNIT 3-2, WINDMILL WAY EAST, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED    | BERWICK | TD15 1TQ | WORKSHOP AND PREMISES                | IF3  | 418.4  | 12328 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £29.46 | £2.74 |
| K WALTON UNIT 20, WINDMILL WAY EAST, RAMPARTS BUSINESS PARK, BERWICK-      | BERWICK | TD15 1TQ | WORKSHOP AND PREMISES                | IF3  | 102.5  | 4054  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £39.55 | £3.67 |
| UNIT 5 FORMER DAIRY SITE, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-    | BERWICK | TD15 1TQ | WORKSHOP AND PREMISES                | IF3  | 41.75  | 1749  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £41.89 | £3.89 |
| ECO HOUSE, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED         | BERWICK | TD15 1TQ | WORKSHOP AND PREMISES                | IF3  | 503.5  | 19723 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £39.17 | £3.64 |
| UNIT 1 MARRTREE BUSINESS PARK, WINDMILL WAY EAST, RAMPARTS BUSINESS        | BERWICK | TD15 1TQ | WORKSHOP AND PREMISES                | IF3  | 280.5  | 10209 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £36.40 | £3.38 |
| UNIT 4 MARRTREE BUSINESS PARK, WINDMILL WAY EAST, RAMPARTS BUSINESS        | BERWICK | TD15 1TQ | WORKSHOP AND PREMISES                | IF3  | 232.7  | 8467  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £36.39 | £3.38 |
| PERRYMAN'S BUSES, BRASS BASTION, RAMPARTS BUSINESS PARK, BERWICK-UPON-     | BERWICK | TD15 1TX | GARAGE AND PREMISES                  | CG2  | 368.27 | 17029 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £46.24 | £4.30 |
| CITY ELECTRICAL FACTORS LTD, BRASS BASTION, RAMPARTS BUSINESS PARK,        | BERWICK | TD15 1TX | WAREHOUSE AND PREMISES               | CW   | 471.83 | 14250 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £30.20 | £2.81 |

**APPENDIX 2  
INDUSTRIAL STOCK**

|  |         |          |                                      |      |          |        |   |    |    |    |   |   |   |   |   |        |       |
|--|---------|----------|--------------------------------------|------|----------|--------|---|----|----|----|---|---|---|---|---|--------|-------|
| DEPOT HIRE LTD, BRASS BASTION, RAMPARTS BUSINESS PARK, BERWICK-UPON-       | BERWICK | TD15 1TX | WAREHOUSE AND PREMISES               | CW   | 1429.1   | 33487  | 0 | 0  | 0  | 0  | 0 | 1 | 0 | 0 |   | £23.43 | £2.18 |
| MKM BUILDING SUPPLIES, BRASS BASTION, RAMPARTS BUSINESS PARK, BERWICK-     | BERWICK | TD15 1TX | WAREHOUSE AND PREMISES               | CW   | 1194.7   | 46589  | 0 | 0  | 0  | 0  | 0 | 1 | 0 | 0 |   | £39.00 | £3.62 |
| UNIT 3 SEA VIEW, BRASS BASTION, RAMPARTS BUSINESS PARK, BERWICK-UPON-      | BERWICK | TD15 1TX | WORKSHOP AND PREMISES                | IF3  | 81.8     | 3337   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |   | £40.79 | £3.79 |
| UNITS 1 & 2 SEA VIEW, BRASS BASTION, RAMPARTS BUSINESS PARK, BERWICK-UPON- | BERWICK | TD15 1TX | WORKSHOP AND PREMISES                | IF3  | 158.2    | 6121   | 0 | 0  | 1  | 1  | 0 | 0 | 0 | 0 | 0 | £38.69 | £3.59 |
| UNIT 4 SEA VIEW, BRASS BASTION, RAMPARTS BUSINESS PARK, BERWICK-UPON-      | BERWICK | TD15 1TX | WORKSHOP AND PREMISES                | IF3  | 127.03   | 4607   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | £36.27 | £3.37 |
| UNIT 5 SEA VIEW, BRASS BASTION, RAMPARTS BUSINESS PARK, BERWICK-UPON-      | BERWICK | TD15 1TX | WORKSHOP AND PREMISES                | IF3  | 157.79   | 5973   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | £37.85 | £3.52 |
| GREENWOODS 24/7, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-UPON-        | BERWICK | TD15 1UN | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 364.5    | 11915  | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | £32.69 | £3.04 |
| UNIT 10C, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-         | BERWICK | TD15 1UN | WAREHOUSE AND PREMISES               | CW   | 92.7     | 3882   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £41.88 | £3.89 |
| DICKSONS TRAILERS, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-     | BERWICK | TD15 1UN | WORKSHOP AND PREMISES                | IF3  | 297.2    | 8913   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | £29.99 | £2.79 |
| UNIT 10, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED     | BERWICK | TD15 1UN | WORKSHOP AND PREMISES                | IF3  | 214.4    | 7874   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | £36.73 | £3.41 |
|  |         |          |                                      |      | 20677.26 | 623007 | 3 | 23 | 23 | 11 | 7 | 4 | 0 | 0 | 0 |        |       |
| REAR OF 28-32, MAIN STREET, TWEEDMOUTH, BERWICK-UPON-TWEED                 | BERWICK | TD15 2AA | STORE                                | CW3  | 254.5    | 4494   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | £17.66 | £1.64 |
| SHED NOS 1&2, TWEED DOCK, TWEEDMOUTH, BERWICK-UPON-TWEED                   | BERWICK | TD15 2AB | WAREHOUSE AND PREMISES               | CW   | 823.3    | 17004  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | £20.65 | £1.92 |
| SHED NO 4, TWEED DOCK, TWEEDMOUTH, BERWICK-UPON-TWEED                      | BERWICK | TD15 2AB | WAREHOUSE AND PREMISES               | CW   | 406.7    | 7140   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | £17.56 | £1.63 |
| SHED NO 6, TWEED DOCK, TWEEDMOUTH, BERWICK-UPON-TWEED                      | BERWICK | TD15 2AB | WAREHOUSE AND PREMISES               | CW   | 1522.1   | 32323  | 0 | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | £21.24 | £1.97 |
| SHED NO 5, TWEED DOCK, TWEEDMOUTH, BERWICK-UPON-TWEED                      | BERWICK | TD15 2AB | WAREHOUSE AND PREMISES               | CW   | 527.8    | 12295  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | £23.29 | £2.16 |
| A & J ROBERTSON (GRANITE) LTD, TWEED DOCK, TWEEDMOUTH, BERWICK-UPON-       | BERWICK | TD15 2AB | WORKSHOP AND PREMISES                | IF3  | 69.1     | 1945   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £28.15 | £2.61 |
| OLD BREWERY, BREWERY LANE, TWEEDMOUTH, BERWICK-UPON-TWEED                  | BERWICK | TD15 2AH | WORKSHOP AND PREMISES                | IF3  | 45.5     | 924    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £20.31 | £1.89 |
| OLD BREWERY, BREWERY LANE, TWEEDMOUTH, BERWICK-UPON-TWEED                  | BERWICK | TD15 2AH | WORKSHOP AND PREMISES                | IF3  | 348.2    | 4331   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | £12.44 | £1.16 |
| CRAWFORDS JOINERY LTD, BREWERY LANE, TWEEDMOUTH, BERWICK-UPON-TWEED        | BERWICK | TD15 2AQ | WORKSHOP, STORES AND PREMISES        | IF3S | 1275.7   | 11851  | 0 | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | £9.29  | £0.86 |
|  |         |          |                                      |      | 5272.9   | 92307  | 1 | 1  | 0  | 3  | 2 | 2 | 0 | 0 | 0 |        |       |
| J T DOVE LTD, STATION YARD, TWEEDMOUTH, BERWICK-UPON-TWEED                 | BERWICK | TD15 2AR | WAREHOUSE AND PREMISES               | CW   | 4255.1   | 110608 | 0 | 0  | 0  | 0  | 0 | 0 | 1 | 0 | 0 | £25.99 | £2.41 |
| NORTHUMBERLAND COUNTY COUNCIL WORKSHOP, STATION YARD, TWEEDMOUTH,          | BERWICK | TD15 2AR | WORKSHOP OFFICES AND PREMISES        | IF3  | 293.1    | 17610  | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | £60.08 | £5.58 |
| 29, NORTHUMBERLAND ROAD, TWEEDMOUTH, BERWICK-UPON-TWEED                    | BERWICK | TD15 2AS | WORKSHOP AND PREMISES                | IF3  | 340.2    | 10742  | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | £31.58 | £2.93 |
| 31, NORTHUMBERLAND ROAD, TWEEDMOUTH, BERWICK-UPON-TWEED                    | BERWICK | TD15 2AS | WORKSHOP AND PREMISES                | IF3  | 640      | 8497   | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | £13.28 | £1.23 |
|  |         |          |                                      |      | 5528.4   | 147457 | 0 | 0  | 0  | 2  | 1 | 0 | 1 | 0 | 0 |        |       |
| UNITS 1 2 & 3 AT 36, NORTHUMBERLAND ROAD, TWEEDMOUTH, BERWICK-UPON-        | BERWICK | TD15 2AS | WORKSHOPS AND PREMISES               | IF3  | 194.9    | 7439   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | £38.17 | £3.55 |
| UNIT 4 36, NORTHUMBERLAND ROAD, TWEEDMOUTH, BERWICK-UPON-TWEED             | BERWICK | TD15 2AS | WORKSHOP AND PREMISES                | IF3  | 66.6     | 2717   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £40.80 | £3.79 |
| 95, MAIN STREET, TWEEDMOUTH, BERWICK-UPON-TWEED                            | BERWICK | TD15 2AW | WAREHOUSE AND PREMISES               | CW   | 363.2    | 6290   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | £17.32 | £1.61 |
| 158, MAIN STREET, TWEEDMOUTH, BERWICK-UPON-TWEED                           | BERWICK | TD15 2AW | WORKSHOP AND PREMISES                | IF3  | 505.9    | 6280   | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | £12.41 | £1.15 |
| 5, MOUNT ROAD, TWEEDMOUTH, BERWICK-UPON-TWEED                              | BERWICK | TD15 2BA | STORE AND PREMISES                   | CW3O | 109.5    | 2086   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | £19.05 | £1.77 |
| R/O 27, MOUNT ROAD, TWEEDMOUTH, BERWICK-UPON-TWEED                         | BERWICK | TD15 2BA | WORKSHOP AND PREMISES                | IF3  | 38.8     | 1608   | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £41.44 | £3.85 |
| 16, TOWER ROAD, TWEEDMOUTH, BERWICK-UPON-TWEED                             | BERWICK | TD15 2BD | WORKSHOP AND PREMISES                | IF3  | 98.5     | 2108   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £21.40 | £1.99 |
| GARAGE, LEES LANE, TWEEDMOUTH, BERWICK-UPON-TWEED                          | BERWICK | TD15 2BQ | STORE                                | CW3  | 84.4     | 1591   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £18.85 | £1.75 |
| STORE, ETAL ROAD, TWEEDMOUTH, BERWICK-UPON-TWEED                           | BERWICK | TD15 2DU | GARAGE AND PREMISES                  | CG2  | 222.7    | 6175   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | £27.73 | £2.58 |
| 8, FARNE ROAD, SPITTAL, BERWICK-UPON-TWEED                                 | BERWICK | TD15 2DW | STORE AND PREMISES                   | CW3  | 24.3     | 1279   | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £52.63 | £4.89 |
| 31-37, BLAKEWELL ROAD, TWEEDMOUTH, BERWICK-UPON-TWEED                      | BERWICK | TD15 2HG | STORAGE DEPOT AND PREMISES           | CW2  | 464.4    | 6412   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | £13.81 | £1.28 |
| GND FLR 1 THE OLD BAKERY, BLAKEWELL GARDENS, TWEEDMOUTH, BERWICK-UPON-     | BERWICK | TD15 2HJ | STORE                                | CW3  | 35.3     | 1114   | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £31.56 | £2.93 |
|  |         |          |                                      |      | 2208.5   | 45099  | 3 | 3  | 3  | 2  | 1 | 0 | 0 | 0 | 0 |        |       |
| ST AIDANS WINERY, HOLY ISLAND, BERWICK-UPON-TWEED                          |         | TD15 2SJ | WAREHOUSE, SHOP AND PREMISES         | CW   | 753.3    | 12509  | 0 | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | £16.61 | £1.54 |
| STORE B, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 35.8     | 302    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £8.44  | £0.78 |
| STORE C, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 8.7      | 75     | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £8.62  | £0.80 |
| STORE D, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 20.2     | 175    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £8.66  | £0.80 |
| STORE F, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 11.7     | 102    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £8.72  | £0.81 |
| STORE R, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 19.51    | 365    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £18.71 | £1.74 |
| STORE N, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 11.8     | 103    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £8.73  | £0.81 |
| MR JOHNSON STORE O, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED           |         | TD15 2SQ | STORE                                | CW3  | 20.5     | 389    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £18.98 | £1.76 |
| MR DOUGLAS STORE O, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED           |         | TD15 2SQ | STORE                                | CW3  | 64.3     | 1021   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £15.88 | £1.48 |
| STORE Q, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 25.3     | 319    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £12.61 | £1.17 |
| STORE U, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 15.3     | 404    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £26.41 | £2.45 |
| STORE J, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 7.8      | 67     | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £8.59  | £0.80 |
| STORE H, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 16.8     | 145    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £8.63  | £0.80 |
| STORE M, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 15.7     | 136    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £8.66  | £0.80 |
| STORE S, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 19.6     | 413    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £21.07 | £1.96 |
| STORE T, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 9.3      | 206    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £22.15 | £2.06 |
| STORE A, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 28.2     | 226    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £8.01  | £0.74 |
| STORE G, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 16.4     | 178    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £10.85 | £1.01 |
| STORE I, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 8        | 69     | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £8.63  | £0.80 |
| STORE K, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 8.6      | 75     | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £8.72  | £0.81 |
| STORE L, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 21.2     | 184    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £8.68  | £0.81 |
| STORE P, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 40       | 935    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £23.38 | £2.17 |
| STORE V, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 28.5     | 680    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £23.86 | £2.22 |
| STORE W, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 28.5     | 680    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £23.86 | £2.22 |
| STORE E, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 12.5     | 108    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | £8.64  | £0.80 |

**APPENDIX 2  
INDUSTRIAL STOCK**

|  |         |          |                                      |      |          |         |    |   |   |   |    |   |   |   |   |   |   |        |       |
|--|---------|----------|--------------------------------------|------|----------|---------|----|---|---|---|----|---|---|---|---|---|---|--------|-------|
| STORE Z, THE HARBOUR, HOLY ISLAND, BERWICK-UPON-TWEED                      |         | TD15 2SQ | STORE                                | CW3  | 10.9     | 297     | 1  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £27.25 | £2.53 |
| STORE AT COASTGUARD TOWER, HOLY ISLAND, BERWICK-UPON-TWEED                 |         | TD15 2SQ | STORE AND PREMISES                   | CW3  | 25.4     | 490     | 1  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £19.29 | £1.79 |
| UNIT 1, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK-UPON-TWEED           | BERWICK | TD15 2XF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 1283.81  | 20653   | 25 | 1 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |        |       |
| UNIT 2, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK-UPON-TWEED           | BERWICK | TD15 2XF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 221.4    | 6105    | 0  | 0 | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £27.57 | £2.56 |
| TYRE SERVICES (BERWICK) LTD, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK | BERWICK | TD15 2XF | TYRE SERVICE DEPOT AND PREMISES      | CG1  | 110.2    | 3484    | 0  | 0 | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £31.62 | £2.94 |
| TWEEDSIDE GARAGE, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK-UPON-TWEED | BERWICK | TD15 2XF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 665.8    | 15548   | 0  | 0 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | £23.35 | £2.17 |
| BLUECAP FROZEN FOODS, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK        | BERWICK | TD15 2XF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 113.9    | 3313    | 0  | 0 | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £29.09 | £2.70 |
| THOMAS SHERIFF, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK-UPON-TWEED   | BERWICK | TD15 2XF | ROAD HAULAGE DEPOT AND PREMISES      | CG4  | 510.4    | 20507   | 0  | 0 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | £40.18 | £3.73 |
| UNIT A BERWICK QUAYS, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK        | BERWICK | TD15 2XF | WAREHOUSE AND PREMISES               | CW   | 983.5    | 22083   | 0  | 0 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | £22.45 | £2.09 |
| UNIT C BERWICK QUAYS, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK        | BERWICK | TD15 2XF | WAREHOUSE AND PREMISES               | CW   | 846.1    | 19009   | 0  | 0 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | £22.47 | £2.09 |
| GRAHAM, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK-UPON-TWEED           | BERWICK | TD15 2XF | WAREHOUSE AND PREMISES               | CW   | 731.5    | 16276   | 0  | 0 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | £22.25 | £2.07 |
| SILVERY TWEED CEREALS TWEEDSIDE MILL, TWEEDSIDE TRADING ESTATE, BERWICK    | BERWICK | TD15 2XF | WAREHOUSE AND PREMISES               | CW   | 1061.9   | 19815   | 0  | 0 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | £18.66 | £1.73 |
| HOSE WORLD LTD, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK-UPON-TWEED   | BERWICK | TD15 2XF | WAREHOUSE AND PREMISES               | CW   | 3771.09  | 69791   | 0  | 0 | 0 | 0 | 0  | 0 | 0 | 1 | 0 | 0 | 0 | £18.51 | £1.72 |
| UNIT 9 TWEEDMOUTH SERVICE STATION, TWEEDSIDE TRADING ESTATE, BERWICK       | BERWICK | TD15 2XF | WAREHOUSE AND PREMISES               | CW   | 1506.8   | 34401   | 0  | 0 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | £22.83 | £2.12 |
| UNIT 3 TWEEDMOUTH SERVICE STATION, TWEEDSIDE TRADING ESTATE, BERWICK       | BERWICK | TD15 2XF | STORE AND PREMISES                   | CW3  | 47       | 1772    | 1  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £37.70 | £3.50 |
| UNIT 4 TWEEDMOUTH SERVICE STATION, TWEEDSIDE TRADING ESTATE, BERWICK       | BERWICK | TD15 2XF | STORE AND PREMISES                   | CW3  | 18.5     | 754     | 1  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £40.76 | £3.79 |
| UNIT 6 TWEEDMOUTH SERVICE STATION, TWEEDSIDE TRADING ESTATE, BERWICK       | BERWICK | TD15 2XF | STORE AND PREMISES                   | CW3  | 25.7     | 1018    | 1  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £39.61 | £3.68 |
| UNIT B BERWICK QUAYS, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK        | BERWICK | TD15 2XF | STORE AND PREMISES                   | CW3  | 70.2     | 2396    | 0  | 1 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £34.13 | £3.17 |
| UNIT D BERWICK QUAYS, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK        | BERWICK | TD15 2XF | STORE AND PREMISES                   | CW3  | 861.1    | 17335   | 0  | 0 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | £20.13 | £1.87 |
| G HEPBURN & SON LTD, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK         | BERWICK | TD15 2XF | STORE AND PREMISES                   | CW3  | 686.6    | 15277   | 0  | 0 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | £22.25 | £2.07 |
| JUS-ROL LTD, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK-UPON-TWEED      | BERWICK | TD15 2XF | STORE AND PREMISES                   | CW3  | 507.2    | 12566   | 0  | 0 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | £24.78 | £2.30 |
| UNIT BT71/1, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK-UPON-TWEED      | BERWICK | TD15 2XF | FACTORY AND PREMISES                 | IF   | 12934.7  | 237834  | 0  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 1 | 0 | £18.39 | £1.71 |
| SILVERY TWEED CEREALS HENRY OGLE MILL, TWEEDSIDE TRADING ESTATE, BERWICK   | BERWICK | TD15 2XF | FACTORY AND PREMISES                 | IF   | 1511.5   | 31277   | 0  | 0 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | £20.69 | £1.92 |
| UNIT 5 TWEEDMOUTH SERVICE STATION, TWEEDSIDE TRADING ESTATE, BERWICK       | BERWICK | TD15 2XF | MILL AND PREMISES                    | IF1  | 5567     | 141075  | 0  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 1 | 0 | £25.34 | £2.35 |
| UNIT 7 TWEEDMOUTH SERVICE STATION, TWEEDSIDE TRADING ESTATE, BERWICK       | BERWICK | TD15 2XF | WORKSHOP AND PREMISES                | IF3  | 41.7     | 1572    | 1  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £37.70 | £3.50 |
| UNIT 8 TWEEDMOUTH SERVICE STATION, TWEEDSIDE TRADING ESTATE, BERWICK       | BERWICK | TD15 2XF | WORKSHOP AND PREMISES                | IF3  | 63.3     | 2160    | 0  | 1 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £34.12 | £3.17 |
| UNIT E BERWICK QUAYS, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK        | BERWICK | TD15 2XF | WORKSHOP AND PREMISES                | IF3  | 52.7     | 1885    | 0  | 1 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £35.77 | £3.32 |
| WATER TREATMENT PLANT BERWICK QUAYS, TWEEDSIDE TRADING ESTATE, BERWICK     | BERWICK | TD15 2XF | WORKSHOP AND PREMISES                | IF3  | 385.2    | 10050   | 0  | 0 | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | £26.09 | £2.42 |
| PFL PRO AUDIO & LIGHTING, TWEEDSIDE TRADING ESTATE, TWEEDMOUTH, BERWICK    | BERWICK | TD15 2XF | WATER TREATMENT PLANT AND PREMISES   | IF3  | 143.2    | 5199    | 0  | 0 | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £36.31 | £3.37 |
| UNIT DC92/4A, EAST ORD TRADING ESTATE, ORD ROAD, BERWICK-UPON-TWEED        | BERWICK | TD15 2XF | RECORDING STUDIO AND PREMISES        | IF3  | 233.75   | 6946    | 0  | 0 | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £29.72 | £2.76 |
| JEWSON LTD, EAST ORD TRADING ESTATE, ORD ROAD, BERWICK-UPON-TWEED          | BERWICK | TD15 2XG | WAREHOUSE AND PREMISES               | CW   | 521.58   | 10802   | 0  | 0 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | £20.71 | £1.92 |
| UNIT 7B, EAST ORD TRADING ESTATE, ORD ROAD, BERWICK-UPON-TWEED             | BERWICK | TD15 2XG | WAREHOUSE AND PREMISES               | CW   | 1390.5   | 36413   | 0  | 0 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | £26.19 | £2.43 |
| UNIT 7C, EAST ORD TRADING ESTATE, ORD ROAD, BERWICK-UPON-TWEED             | BERWICK | TD15 2XG | WAREHOUSE AND PREMISES               | CW   | 55.9     | 2313    | 0  | 1 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £41.38 | £3.84 |
| UNIT 8A, EAST ORD TRADING ESTATE, ORD ROAD, BERWICK-UPON-TWEED             | BERWICK | TD15 2XG | WAREHOUSE AND PREMISES               | CW   | 55.9     | 2313    | 0  | 1 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £41.38 | £3.84 |
| UNIT 8B, EAST ORD TRADING ESTATE, ORD ROAD, BERWICK-UPON-TWEED             | BERWICK | TD15 2XG | WAREHOUSE AND PREMISES               | CW   | 111.4    | 4317    | 0  | 0 | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £38.75 | £3.60 |
| ALCHEMA LTD, EAST ORD TRADING ESTATE, ORD ROAD, BERWICK-UPON-TWEED         | BERWICK | TD15 2XG | WAREHOUSE AND PREMISES               | CW   | 111.1    | 4305    | 0  | 0 | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £38.75 | £3.60 |
| UNIT DC92/4D, EAST ORD TRADING ESTATE, ORD ROAD, BERWICK-UPON-TWEED        | BERWICK | TD15 2XG | FACTORY AND PREMISES                 | IF   | 7347.7   | 152190  | 0  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 1 | 0 | £20.71 | £1.92 |
| BORDER ENGINES, EAST ORD TRADING ESTATE, ORD ROAD, BERWICK-UPON-TWEED      | BERWICK | TD15 2XG | FACTORY AND PREMISES                 | IF   | 391.8    | 10615   | 0  | 0 | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | £27.09 | £2.52 |
| UNIT DC92/4C, EAST ORD TRADING ESTATE, ORD ROAD, BERWICK-UPON-TWEED        | BERWICK | TD15 2XG | WORKSHOP AND PREMISES                | IF3  | 900      | 23651   | 0  | 0 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | £26.28 | £2.44 |
| J H WOOD ENGINEERS, EAST ORD TRADING ESTATE, ORD ROAD, BERWICK-UPON-TWEED  | BERWICK | TD15 2XG | WORKSHOP AND PREMISES                | IF3  | 425.4    | 12705   | 0  | 0 | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | £29.87 | £2.77 |
| UNITS 6A & 6B, EAST ORD TRADING ESTATE, ORD ROAD, BERWICK-UPON-TWEED       | BERWICK | TD15 2XG | WORKSHOP AND PREMISES                | IF3  | 1605.9   | 36767   | 0  | 0 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | £22.89 | £2.13 |
| UNIT 7A, EAST ORD TRADING ESTATE, ORD ROAD, BERWICK-UPON-TWEED             | BERWICK | TD15 2XG | WORKSHOP AND PREMISES                | IF3  | 394.9    | 12321   | 0  | 0 | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | £31.20 | £2.90 |
| UNITS 7D & 7E, EAST ORD TRADING ESTATE, ORD ROAD, BERWICK-UPON-TWEED       | BERWICK | TD15 2XG | WORKSHOP AND PREMISES                | IF3  | 55.9     | 2313    | 0  | 1 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £41.38 | £3.84 |
| ORD ROAD, TWEEDMOUTH, BERWICK-UPON-TWEED                                   | BERWICK | TD15 2XG | WORKSHOP AND PREMISES                | IF3  | 111.8    | 4332    | 0  | 0 | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £38.75 | £3.60 |
|  |         | TD15 2XU | FACTORY AND PREMISES                 | IF   | 13132.7  | 198582  | 0  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 1 | 0 | £15.12 | £1.40 |
|  |         |          |                                      |      | 60284.42 | 1233387 | 4  | 6 | 8 | 4 | 10 | 5 | 1 | 4 |   |   |   |        |       |
| 1/3, WEST STREET, NORHAM, BERWICK-UPON-TWEED                               |         | TD15 2LB | STORES, OFFICE AND PREMISES          | CW3O | 274.2    | 4025    | 0  | 0 | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | £14.68 | £1.36 |
| THE JOINERS SHOP R/O, WEST STREET, NORHAM, BERWICK-UPON-TWEED              |         | TD15 2LB | WORKSHOP AND PREMISES                | IF3  | 201.8    | 2036    | 0  | 0 | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £10.09 | £0.94 |
| 24, CASTLE STREET, NORHAM, BERWICK-UPON-TWEED                              |         | TD15 2LQ | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 133.6    | 2025    | 0  | 0 | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £15.16 | £1.41 |
| MURTON WHITE HOUSE FARM, MURTON, EAST ORD, BERWICK-UPON-TWEED              | BERWICK | TD15 2NG | STORE AND PREMISES                   | CW3  | 304.4    | 4824    | 0  | 0 | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | £15.85 | £1.47 |
| UNIT 1, EAST ORD FARM, BERWICK-UPON-TWEED                                  | BERWICK | TD15 2NS | STORE AND PREMISES                   | CW3  | 25.8     | 1055    | 1  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £40.89 | £3.80 |
| UNIT 2, EAST ORD FARM, BERWICK-UPON-TWEED                                  | BERWICK | TD15 2NS | STORE AND PREMISES                   | CW3  | 16       | 694     | 1  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £43.38 | £4.03 |
| UNIT 3, EAST ORD FARM, BERWICK-UPON-TWEED                                  | BERWICK | TD15 2NS | STORE AND PREMISES                   | CW3  | 16.3     | 689     | 1  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £42.27 | £3.93 |
| UNIT 4, EAST ORD FARM, BERWICK-UPON-TWEED                                  | BERWICK | TD15 2NS | STORE AND PREMISES                   | CW3  | 16.1     | 630     | 1  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £39.13 | £3.64 |
| BEAL LODGE, BERWICK-UPON-TWEED   |         | TD15 2PB | STORE                                | CW3  | 187.8    | 1822    | 0  | 0 | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £9.70  | £0.90 |
| STATION YARD, BEAL, BERWICK-UPON-TWEED                                     |         | TD15 2PB | WORKSHOP AND PREMISES                | IF3  | 212.7    | 7143    | 0  | 0 | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £33.58 | £3.12 |
| BOGLE HOUSES, KYLOE WOOD, KYLOE, BERWICK-UPON-TWEED                        |         | TD15 2PG | STORE AND PREMISES                   | CW3  | 55       | 772     | 0  | 1 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £14.04 | £1.30 |
| THE OLD DAIRY, FORD, BERWICK-UPON-TWEED                                    |         | TD15 2QA | WAREHOUSE AND PREMISES               | CW   | 551.8    | 7386    | 0  | 0 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 | £13.39 | £1.24 |
| DUNSALL, BARMOOR, LOWICK, BERWICK-UPON-TWEED                               |         | TD15 2QD | WORKSHOP AND PREMISES                | IF3  | 125.1    | 1293    | 0  | 0 | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £10.34 | £0.96 |
| HORSESHOE FORGE POTTERY, FORD VILLAGE, FORD, BERWICK-UPON-TWEED            |         | TD15 2QG | WORKSHOP AND PREMISES                | IF3  | 49.8     | 768     | 1  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £15.42 | £1.43 |
| FORD & ETAL ESTATES, FORD VILLAGE, FORD, BERWICK-UPON-TWEED                |         | TD15 2QG | WORKSHOP, STORES AND PREMISES        | IF3S | 1336.4   | 9347    | 0  | 0 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | £6.99  | £0.65 |
| MINERS MOTORS ADJ SCREMERSTON COTTAGE, SUNNYSIDE, TWEEDMOUTH, BERWICK      | BERWICK | TD15 2QT | WORKSHOP                             | IF3  | 30.4     | 1769    | 1  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £58.19 | £5.41 |
| SCREMERSTON COUNTY PRIMARY SCHOOL, SCREMERSTON, BERWICK-UPON-TWEED         | BERWICK | TD15 2RB | STORE AND PREMISES                   | CW3  | 5.3      | 124     | 1  | 0 | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 0 | £23.40 | £2.17 |
| WOODSIDE RECLAMATION, SCREMERSTON, BERWICK-UPON-TWEED                      | BERWICK | TD15 2SY | STORES AND PREMISES                  | CW3  | 466.6    | 5543    | 0  | 0 | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 | £11.88 | £1.10 |

APPENDIX 2  
INDUSTRIAL STOCK

|  |  |          |  |      |          |         |    |    |    |    |    |    |   |   |     |        |       |
|--|--|----------|--|------|----------|---------|----|----|----|----|----|----|---|---|-----|--------|-------|
| ANCROFT TOWN FARM, ANCROFT, BERWICK-UPON-TWEED               |  | TD15 2TB | WORKSHOP AND PREMISES                        | IF3  | 160.5    | 3459    | 0  | 0  | 1  | 0  | 0  | 0  | 0 | 0 |     | £21.55 | £2.00 |
| SMALES SECURE STORAGE, WEST ALLERDEAN, BERWICK-UPON-TWEED    |  | TD15 2TD | WAREHOUSE, STORES AND PREMISES               | CWS  | 1900.7   | 19205   | 0  | 0  | 0  | 0  | 0  | 1  | 0 | 0 |     | £10.10 | £0.94 |
| HAGGERSTON SMITHY, HAGGERSTON, BERWICK-UPON-TWEED            |  | TD15 2TL | WORKSHOP AND PREMISES                        | IF3  | 144.3    | 1954    | 0  | 0  | 1  | 0  | 0  | 0  | 0 | 0 |     | £13.54 | £1.26 |
| 43, MAIN STREET, LOWICK, BERWICK-UPON-TWEED                  |  | TD15 2UD | VEHICLE REPAIR WORKSHOP, STORES AND PREMISES | CG1S | 714.6    | 10673   | 0  | 0  | 0  | 0  | 1  | 0  | 0 | 0 |     | £14.94 | £1.39 |
| THE SMITHY, HOLBORN VILLAGE, LOWICK, BERWICK-UPON-TWEED      |  | TD15 2UJ | WORKSHOP AND PREMISES                        | IF3  | 98.3     | 1317    | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0 |     | £13.40 | £1.24 |
| J SMALL & A GOLDIE, WEST END, HORNCLEFFE, BERWICK-UPON-TWEED |  | TD15 2XN | STORE AND PREMISES                           | CW3  | 80.9     | 880     | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0 |     | £10.88 | £1.01 |
| BUILDERS YARD, MAIN STREET, HORNCLEFFE, BERWICK-UPON-TWEED   |  | TD15 2XW | STORE AND PREMISES                           | CW3  | 115.37   | 1689    | 0  | 0  | 1  | 0  | 0  | 0  | 0 | 0 |     | £14.64 | £1.36 |
|  |  |          |  |      | 7223.77  | 91122   | 7  | 3  | 8  | 3  | 2  | 2  | 0 | 0 |     |        |       |
|  |  |          |  |      | 121732.4 | 2541188 | 52 | 44 | 60 | 38 | 29 | 15 | 4 | 4 | 246 |        |       |



**APPENDIX 2  
INDUSTRIAL STOCK**

| ADDRESS   | TOWN                     | POSTCODE | DESCRIPTION                          | PSD CODE | TOTAL<br>AREA (sq<br>m) | TOTAL<br>VALUE | < 50 | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | 5000<br>+ | Rent per<br>sq m | Rent psf |
|---|--------------------------|----------|--------------------------------------|----------|-------------------------|----------------|------|----------|-----------|-----------|------------|-------------|-------------|-----------|------------------|----------|
| <b>SEATON DELAVAL</b>   |                          |          |                                      |          |                         |                |      |          |           |           |            |             |             |           |                  |          |
| LOOK OUT HUT, ROCKY ISLAND, SEATON SLUICE, WHITLEY BAY, TYNE AND WEAR     |                          | NE26 4RT | LOOK OUT HUT                         | CW3      | 5.8                     | 253            | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0         | £43.62           | £4.05    |
| THE BUTCHERS YARD, WEST TERRACE, SEATON SLUICE, WHITLEY BAY, TYNE AND     |                          | NE26 4RD | STORE AND PREMISES                   | CW3      | 377                     | 3836           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £10.18           | £0.95    |
| CO-OPERATIVE BUILDINGS, ALBERT ROAD, SEATON SLUICE, WHITLEY BAY, TYNE AND |                          | NE26 4QX | STORE AND PREMISES                   | CW3      | 72.2                    | 1357           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0         | £18.80           | £1.75    |
| 3, BOUNDARY WAY, SEATON SLUICE, WHITLEY BAY, TYNE AND WEAR                |                          | NE26 4DW | GARAGE AND PREMISES                  | CG2      | 86.8                    | 1913           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0         | £22.04           | £2.05    |
| MILLWAY GARAGE, BERESFORD ROAD, SEATON SLUICE, WHITLEY BAY, TYNE AND      |                          | NE26 4DP | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 258.9                   | 7810           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £30.17           | £2.80    |
| 1A, CLARENCE STREET, SEATON SLUICE, WHITLEY BAY, TYNE AND WEAR            |                          | NE26 4DN | WORKSHOP AND PREMISES                | IF3      | 178.89                  | 3647           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £20.39           | £1.89    |
| COMPOUND, SEATON DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY,     | SEATON DELAVAL / SEGHILL | NE26 0PS | LAND USED FOR STORAGE AND PREMISES   | CW1      | 153.5                   | 703            | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £4.58            | £0.43    |
| UNIT D13, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND   | SEATON DELAVAL / SEGHILL | NE25 0QT | WORKSHOP AND PREMISES                | IF3      | 669.8                   | 11089          | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0         | £16.56           | £1.54    |
| UNIT D4, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND    | SEATON DELAVAL / SEGHILL | NE25 0QT | WORKSHOP AND PREMISES                | IF3      | 2525.8                  | 43299          | 0    | 0        | 0         | 0         | 0          | 0           | 1           | 0         | £17.14           | £1.59    |
| UNIT D6A, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND   | SEATON DELAVAL / SEGHILL | NE25 0QT | WORKSHOP AND PREMISES                | IF3      | 220.8                   | 5725           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £25.93           | £2.41    |
| UNIT D7, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND    | SEATON DELAVAL / SEGHILL | NE25 0QT | WORKSHOP AND PREMISES                | IF3      | 168                     | 4795           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £28.54           | £2.65    |
| UNIT D8, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND    | SEATON DELAVAL / SEGHILL | NE25 0QT | WORKSHOP AND PREMISES                | IF3      | 181.8                   | 4166           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £22.92           | £2.13    |
| UNIT D9, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND    | SEATON DELAVAL / SEGHILL | NE25 0QT | WORKSHOP AND PREMISES                | IF3      | 119.1                   | 3335           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £28.00           | £2.60    |
| UNIT D11A, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND  | SEATON DELAVAL / SEGHILL | NE25 0QT | WORKSHOP AND PREMISES                | IF3      | 86.5                    | 2617           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0         | £30.25           | £2.81    |
| UNIT D12, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND   | SEATON DELAVAL / SEGHILL | NE25 0QT | WORKSHOP AND PREMISES                | IF3      | 358.8                   | 8803           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £24.53           | £2.28    |
| UNIT D23, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND   | SEATON DELAVAL / SEGHILL | NE25 0QT | WORKSHOP AND PREMISES                | IF3      | 57.1                    | 1772           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0         | £31.03           | £2.88    |
| UNIT D21B, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND  | SEATON DELAVAL / SEGHILL | NE25 0QT | WORKSHOP AND PREMISES                | IF3      | 111.1                   | 3359           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £30.23           | £2.81    |
| UNIT D14, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND   | SEATON DELAVAL / SEGHILL | NE25 0QT | FACTORY AND PREMISES                 | IF       | 943                     | 18818          | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0         | £19.96           | £1.85    |
| UNIT D3, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND    | SEATON DELAVAL / SEGHILL | NE25 0QT | FACTORY AND PREMISES                 | IF       | 1289.7                  | 21403          | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0         | £16.60           | £1.54    |
| UNIT D5, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND    | SEATON DELAVAL / SEGHILL | NE25 0QT | FACTORY AND PREMISES                 | IF       | 362.6                   | 9176           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £25.31           | £2.35    |
| UNITS D1-D2, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE    | SEATON DELAVAL / SEGHILL | NE25 0QT | WAREHOUSE AND PREMISES               | CW       | 1360.05                 | 25422          | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0         | £18.69           | £1.74    |
| UNIT D10, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND   | SEATON DELAVAL / SEGHILL | NE25 0QT | WAREHOUSE AND PREMISES               | CW       | 74.2                    | 2026           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0         | £27.30           | £2.54    |
| UNITS D20-D22, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE  | SEATON DELAVAL / SEGHILL | NE25 0QT | WAREHOUSE AND PREMISES               | CW       | 857.1                   | 15153          | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0         | £17.68           | £1.64    |
| UNIT D6B, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND   | SEATON DELAVAL / SEGHILL | NE25 0QT | GARAGE AND PREMISES                  | CG2      | 197.1                   | 5296           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £26.87           | £2.50    |
| UNIT D21A, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND  | SEATON DELAVAL / SEGHILL | NE25 0QT | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 111.1                   | 3359           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £30.23           | £2.81    |
| PROCTER & GAMBLE PRODUCT SUPPLY (UK) LTD, AVENUE ROAD, SEATON DELAVAL,    | SEATON DELAVAL / SEGHILL | NE25 0QJ | FACTORY AND PREMISES                 | IF       | 32297.6                 | 636521         | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 1         | £19.71           | £1.83    |
| STATION ROAD, SEATON DELAVAL, WHITLEY BAY, TYNE AND WEAR                  | SEATON DELAVAL / SEGHILL | NE25 0PT | WORKSHOP AND PREMISES                | IF3      | 585.2                   | 8619           | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0         | £14.73           | £1.37    |
| IVANHOF FORGE, SEATON DELAVAL, WHITLEY BAY, TYNE AND WEAR                 | SEATON DELAVAL / SEGHILL | NE25 0PT | WORKSHOP AND PREMISES                | IF3      | 438.3                   | 8362           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £19.08           | £1.77    |
| JOURNEYS END 2, DOUBLE ROW, SEATON DELAVAL, WHITLEY BAY, TYNE AND WEAR    | SEATON DELAVAL / SEGHILL | NE25 0PP | SCRAPYARD AND PREMISES               | IX       | 662.8                   | 10294          | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0         | £15.53           | £1.44    |
| J B PRODUCTS, DOUBLE ROW, SEATON DELAVAL, WHITLEY BAY, TYNE AND WEAR      | SEATON DELAVAL / SEGHILL | NE25 0PP | WORKSHOP AND PREMISES                | IF3      | 346.4                   | 8743           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £25.24           | £2.34    |
| ELECTRICAL MOTOR REWINDS, DOUBLE ROW, SEATON DELAVAL, WHITLEY BAY,        | SEATON DELAVAL / SEGHILL | NE25 0PP | WORKSHOP AND PREMISES                | IF3      | 301.35                  | 7309           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £24.25           | £2.25    |
| UNIT E, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND     | SEATON DELAVAL / SEGHILL | NE25 0PP | WORKSHOP AND PREMISES                | IF3      | 165.7                   | 4340           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £26.19           | £2.43    |
| UNIT H, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND     | SEATON DELAVAL / SEGHILL | NE25 0PP | WORKSHOP AND PREMISES                | IF3      | 52.9                    | 1508           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0         | £28.51           | £2.65    |
| UNIT D, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND     | SEATON DELAVAL / SEGHILL | NE25 0PP | WORKSHOP AND PREMISES                | IF3      | 40                      | 1206           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0         | £30.15           | £2.80    |
| UNIT 19B, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND   | SEATON DELAVAL / SEGHILL | NE25 0PP | WORKSHOP AND PREMISES                | IF3      | 206.3                   | 4725           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £22.90           | £2.13    |
| D-LINE (EUROPE) LTD, DOUBLE ROW, SEATON DELAVAL, WHITLEY BAY, TYNE AND    | SEATON DELAVAL / SEGHILL | NE25 0PP | FACTORY AND PREMISES                 | IF       | 1316.56                 | 29558          | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0         | £22.45           | £2.09    |
| DOUGLAS E WARD LTD, DOUBLE ROW, SEATON DELAVAL, WHITLEY BAY, TYNE AND     | SEATON DELAVAL / SEGHILL | NE25 0PP | FACTORY AND PREMISES                 | IF       | 700.9                   | 19059          | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0         | £27.19           | £2.53    |
| DELCOR HOUSE, DOUBLE ROW, SEATON DELAVAL, WHITLEY BAY, TYNE AND WEAR      | SEATON DELAVAL / SEGHILL | NE25 0PP | FACTORY AND PREMISES                 | IF       | 3183.1                  | 71279          | 0    | 0        | 0         | 0         | 0          | 0           | 1           | 0         | £22.39           | £2.08    |
| 6 & 8, DOUBLE ROW, SEATON DELAVAL, WHITLEY BAY, TYNE AND WEAR             | SEATON DELAVAL / SEGHILL | NE25 0PP | WAREHOUSE AND PREMISES               | CWO      | 935.1                   | 25256          | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0         | £27.01           | £2.51    |
| PRIME CUT BUTCHERS, DOUBLE ROW, SEATON DELAVAL, WHITLEY BAY, TYNE AND     | SEATON DELAVAL / SEGHILL | NE25 0PP | WAREHOUSE AND PREMISES               | CW       | 449.5                   | 13696          | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £30.47           | £2.83    |
| CATERPAK LTD, DOUBLE ROW, SEATON DELAVAL, WHITLEY BAY, TYNE AND WEAR      | SEATON DELAVAL / SEGHILL | NE25 0PP | WAREHOUSE AND PREMISES               | CW       | 241.86                  | 8797           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £36.37           | £3.38    |
| J H LAIDLER, DOUBLE ROW, SEATON DELAVAL, WHITLEY BAY, TYNE AND WEAR       | SEATON DELAVAL / SEGHILL | NE25 0PP | WAREHOUSE AND PREMISES               | CW       | 251.8                   | 5877           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £23.34           | £2.17    |
| REDHOLME GARAGE, DOUBLE ROW, SEATON DELAVAL, WHITLEY BAY, TYNE AND        | SEATON DELAVAL / SEGHILL | NE25 0PP | WAREHOUSE AND PREMISES               | CW       | 392.9                   | 11963          | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £30.45           | £2.83    |
| UNIT F, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND     | SEATON DELAVAL / SEGHILL | NE25 0PP | WAREHOUSE AND PREMISES               | CW       | 82.9                    | 2383           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0         | £28.75           | £2.67    |
| UNIT 19A, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND   | SEATON DELAVAL / SEGHILL | NE25 0PP | WAREHOUSE AND PREMISES               | CW       | 234.1                   | 5752           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £24.57           | £2.28    |
| SEATON VIEW HOUSE, DOUBLE ROW, SEATON DELAVAL, WHITLEY BAY, TYNE AND      | SEATON DELAVAL / SEGHILL | NE25 0PP | GARAGE AND PREMISES                  | CG2      | 410.3                   | 14493          | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £35.32           | £3.28    |
| DAVID ELLIOT MOTOR ENGINEERS, DOUBLE ROW, SEATON DELAVAL, WHITLEY BAY,    | SEATON DELAVAL / SEGHILL | NE25 0PP | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 123                     | 4990           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £40.57           | £3.77    |
| AUTO REPAIRERS 2, DOUBLE ROW, SEATON DELAVAL, WHITLEY BAY, TYNE AND       | SEATON DELAVAL / SEGHILL | NE25 0PP | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 132.3                   | 5105           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £38.59           | £3.58    |
| UNIT 17C, DELAVAL TRADING ESTATE, SEATON DELAVAL, WHITLEY BAY, TYNE AND   | SEATON DELAVAL / SEGHILL | NE25 0PP | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 93.2                    | 2545           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0         | £27.31           | £2.54    |
| HOLYWELL GARAGE, HOLYWELL, WHITLEY BAY, TYNE AND WEAR                     | SEATON DELAVAL / SEGHILL | NE25 0LL | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 348.5                   | 8397           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £24.09           | £2.24    |
| MURRAY SERVICES LTD, PROSPECT AVENUE, SEATON DELAVAL, WHITLEY BAY, TYNE   | SEATON DELAVAL / SEGHILL | NE25 0EE | WORKSHOP AND PREMISES                | IF3      | 1206.6                  | 18980          | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0         | £15.73           | £1.46    |
| R/O 5, AVENUE CRESCENT, SEATON DELAVAL, WHITLEY BAY, TYNE AND WEAR        | SEATON DELAVAL / SEGHILL | NE25 0DN | GARAGE AND PREMISES                  | CG2      | 31.3                    | 739            | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0         | £23.61           | £2.19    |
| WESTBOURNE GARAGE, SEATON TERRACE, SEATON DELAVAL, WHITLEY BAY, TYNE      | SEATON DELAVAL / SEGHILL | NE25 0AZ | WORKSHOP AND PREMISES                | IF3      | 436.6                   | 11361          | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £26.02           | £2.42    |
| C W DAVIS LTD R/O, BAXTER PLACE, SEATON DELAVAL, WHITLEY BAY, TYNE AND    | SEATON DELAVAL / SEGHILL | NE25 0AP | WORKSHOP AND PREMISES                | IF3      | 454.3                   | 14459          | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £31.83           | £2.96    |
| BLACKSMITHS SHOP THE QUARRY, SEGHILL, CRAMLINGTON, NORTHD                 | SEATON DELAVAL / SEGHILL | NE23 7TS | WORKSHOP                             | IF3      | 30.5                    | 671            | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0         | £22.00           | £2.04    |
| 11-12, FRONT STREET, SEGHILL, CRAMLINGTON, NORTHD                         | SEATON DELAVAL / SEGHILL | NE23 7TQ | WORKSHOP AND PREMISES                | IF3      | 254.4                   | 5138           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0         | £20.20           | £1.88    |
| GRIMALDI STUDIOS, BLAKETOWN, SEGHILL, CRAMLINGTON, NORTHD                 | SEATON DELAVAL / SEGHILL | NE23 7EE | STORE AND PREMISES                   | CW3      | 47.1                    | 2329           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0         | £49.45           | £4.59    |
| UNITS 2-3, DURKIN BUSINESS PARK, SEGHILL, CRAMLINGTON, NORTHD             | SEATON DELAVAL / SEGHILL | NE23 7EB | WORKSHOP AND PREMISES                | IF3      | 187.6                   | 7692           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0         | £41.00           | £3.81    |

## APPENDIX 2

### INDUSTRIAL STOCK

[illegible]

## APPENDIX 2

### INDUSTRIAL STOCK

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| PHOENIX TAXIS, RETAIL CENTRE SOUTH, ALBION WAY, BLYTH, NORTHD | BLYTH | NE24 5BW | STORAGE DEPOT AND PREMISES | CW2 | 496.7 | 18857 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|-------|----------|----------------------------|-----|-------|-------|---|---|---|---|---|---|---|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|



**APPENDIX 2  
INDUSTRIAL STOCK**

|  |       |          |   |      |         |       |   |   |   |   |   |   |   |   |   |   |        |       |
|--|-------|----------|---|------|---------|-------|---|---|---|---|---|---|---|---|---|---|--------|-------|
| UNIT 2, CONISTON ROAD, RIVERSIDE WORKSHOPS, BLYTH RIVERSIDE BUSINESS | BLYTH | NE24 4RF | WORKSHOP AND PREMISES                   | IF3  | 129.3   | 5667  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £43.83 | £4.07 |
| UNIT 3, CONISTON ROAD, RIVERSIDE WORKSHOPS, BLYTH RIVERSIDE BUSINESS | BLYTH | NE24 4RF | WORKSHOP AND PREMISES                   | IF3  | 99.7    | 4723  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £47.37 | £4.40 |
| UNIT 4, CONISTON ROAD, RIVERSIDE WORKSHOPS, BLYTH RIVERSIDE BUSINESS | BLYTH | NE24 4RF | WORKSHOP AND PREMISES                   | IF3  | 99.7    | 4723  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £47.37 | £4.40 |
| UNIT 5, CONISTON ROAD, RIVERSIDE WORKSHOPS, BLYTH RIVERSIDE BUSINESS | BLYTH | NE24 4RF | WORKSHOP AND PREMISES                   | IF3  | 100.3   | 4736  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £47.22 | £4.39 |
| UNIT 6, CONISTON ROAD, RIVERSIDE WORKSHOPS, BLYTH RIVERSIDE BUSINESS | BLYTH | NE24 4RF | WORKSHOP AND PREMISES                   | IF3  | 100.2   | 4736  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £47.27 | £4.39 |
| UNIT 7, CONISTON ROAD, RIVERSIDE WORKSHOPS, BLYTH RIVERSIDE BUSINESS | BLYTH | NE24 4RF | WORKSHOP AND PREMISES                   | IF3  | 100.2   | 4736  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £47.27 | £4.39 |
| ARMITAGE HOUSE, CONISTON ROAD, BLYTH RIVERSIDE BUSINESS PARK, BLYTH, | BLYTH | NE24 4RF | FACTORY AND PREMISES                    | IF   | 825.5   | 24440 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £29.61 | £2.75 |
|  |       |          |   |      |         |       |   |   |   |   |   |   |   |   |   |   |        |       |
| D & M FENCING, WHARTON STREET, BLYTH, NORTHD                         | BLYTH | NE24 4PU | STORAGE DEPOT AND PREMISES              | CW2  | 512.5   | 3839  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £7.49  | £0.70 |
| 474, PLESSEY ROAD, BLYTH, NORTHD                                     | BLYTH | NE24 4NE | MOTORCYCLE REPAIR WORKSHOP AND PREMISES | CG1  | 104.04  | 2515  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £24.17 | £2.25 |
| UNIT 1 THE STABLES, KITTY BREWSTER FARM, COWPEN, BLYTH, NORTHD       | BLYTH | NE24 4JU | WORKSHOP AND PREMISES                   | IF3  | 133.5   | 5946  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £44.54 | £4.14 |
| BEBSIDE OLD CHURCH, FRONT STREET, BLYTH, NORTHD                      | BLYTH | NE24 4HW | FACTORY AND PREMISES                    | IF   | 87.8    | 1876  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £21.37 | £1.98 |
| KELOWNA CHROME LABORATORIES, FRONT STREET, BLYTH, NORTHD             | BLYTH | NE24 4HW | STORE AND PREMISES                      | CW3  | 62.2    | 1364  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £21.93 | £2.04 |
| R/O CENTRAL GARAGE, FRONT STREET, BEBSIDE, BLYTH, NORTHD             | BLYTH | NE24 4HW | STORE AND PREMISES                      | CW3  | 139.4   | 5320  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £38.16 | £3.55 |
|  |       |          |   |      |         |       |   |   |   |   |   |   |   |   |   |   |        |       |
| 3, ERRINGTON STREET, BEBSIDE, BLYTH, NORTHD                          | BLYTH | NE24 4HP | WORKSHOP AND PREMISES                   | IF3  | 151.3   | 4412  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £29.16 | £2.71 |
| WORKSHOP ADJACENT TO 3, ERRINGTON STREET, BEBSIDE, BLYTH, NORTHD     | BLYTH | NE24 4HP | WORKSHOP AND PREMISES                   | IF3  | 49.8    | 1541  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £30.94 | £2.87 |
| RENVAC SCAFFOLDING LTD, HORTON GRANGE COLLIERY, BLYTH, NORTHD        | BLYTH | NE24 4HP | WAREHOUSE AND PREMISES                  | CW   | 449.9   | 9272  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £20.61 | £1.91 |
| 1, ERRINGTON STREET, BEBSIDE, BLYTH, NORTHD                          | BLYTH | NE24 4HP | GARAGE AND PREMISES                     | CG2  | 312     | 9314  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £29.85 | £2.77 |
|  |       |          |   |      |         |       |   |   |   |   |   |   |   |   |   |   |        |       |
| 109, FRONT STREET, BEBSIDE, BLYTH, NORTHD                            | BLYTH | NE24 4HN | WORKSHOP AND PREMISES                   | IF3  | 240     | 5228  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £21.78 | £2.02 |
| 113B, FRONT STREET, BEBSIDE, BLYTH, NORTHD                           | BLYTH | NE24 4HN | WAREHOUSE AND PREMISES                  | CW   | 285.3   | 10128 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £35.50 | £3.30 |
|  |       |          |   |      |         |       |   |   |   |   |   |   |   |   |   |   |        |       |
| 605, PLESSEY ROAD, BLYTH, NORTHD                                     | BLYTH | NE24 4BZ | WAREHOUSE AND PREMISES                  | CW   | 361.7   | 6219  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £17.19 | £1.60 |
|  |       |          |   |      |         |       |   |   |   |   |   |   |   |   |   |   |        |       |
|  |       |          |   |      |         |       |   |   |   |   |   |   |   |   |   |   |        |       |
| BLYTH VALLEY BOROUGH COUNCIL, BEATRICE AVENUE, BLYTH, NORTHD         | BLYTH | NE24 4BP | STORE AND PREMISES                      | CW3  | 24.1    | 1048  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £43.49 | £4.04 |
| UNIT 23, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD         | BLYTH | NE24 4BN | WORKSHOP, OFFICE AND PREMISES           | IF3O | 765.9   | 17710 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £23.12 | £2.15 |
| UNIT 10, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD         | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 43.3    | 1602  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £37.00 | £3.44 |
| UNIT 1, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD          | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 42.5    | 1573  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £37.01 | £3.44 |
| UNIT 2, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD          | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 41.9    | 1550  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £36.99 | £3.44 |
| UNIT 4, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD          | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 47.8    | 1769  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £37.01 | £3.44 |
| UNIT 5, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD          | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 19.1    | 764   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.00 | £3.72 |
| UNIT 6, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD          | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 26.2    | 1000  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £38.17 | £3.55 |
| UNIT 7, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD          | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 26.2    | 1000  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £38.17 | £3.55 |
| UNIT 8, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD          | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 14.9    | 596   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.00 | £3.72 |
| UNIT 11, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD         | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 46.8    | 1732  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £37.01 | £3.44 |
| UNIT 13, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD         | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 51.6    | 1850  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £35.85 | £3.33 |
| UNIT 14, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD         | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 80.5    | 2697  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £33.50 | £3.11 |
| UNIT 15, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD         | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 25.9    | 1000  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £38.61 | £3.59 |
| UNIT 16, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD         | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 41      | 1517  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £37.00 | £3.44 |
| UNIT 17, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD         | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 30.6    | 1132  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £36.99 | £3.44 |
| UNIT 19, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD         | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 40.6    | 1502  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £37.00 | £3.44 |
| UNIT 12, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD         | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 51.6    | 1850  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £35.85 | £3.33 |
| UNIT 9, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD          | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 51.5    | 1850  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £35.92 | £3.34 |
| UNITS 18 & 20, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD   | BLYTH | NE24 4BN | WORKSHOP AND PREMISES                   | IF3  | 82.2    | 2754  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £33.50 | £3.11 |
| ADJ UNIT 23, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD     | BLYTH | NE24 4BN | STORE AND PREMISES                      | CW3  | 979.1   | 19925 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £20.35 | £1.89 |
| UNIT 3, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD          | BLYTH | NE24 4BN | WAREHOUSE AND PREMISES                  | CW   | 51.1    | 1850  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £36.20 | £3.36 |
|  |       |          |   |      |         |       |   |   |   |   |   |   |   |   |   |   |        |       |
| BLYTH KAYAK CLUB ENGINE HOUSE, LINKS ROAD, BLYTH, NORTHD             | BLYTH | NE24 3PO | STORE AND PREMISES                      | CW3  | 105.54  | 1989  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £18.85 | £1.75 |
| BROADSIDE GARAGE, LINKS ROAD, BLYTH, NORTHD                          | BLYTH | NE24 3PL | VEHICLE REPAIR WORKSHOP AND PREMISES    | CG1  | 178.4   | 6692  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £37.51 | £3.48 |
|  |       |          |   |      |         |       |   |   |   |   |   |   |   |   |   |   |        |       |
| SHED 14A, SOUTH HARBOUR, BLYTH, NORTHD                               | BLYTH | NE24 3PB | WORKSHOP AND PREMISES                   | IF3  | 1818.45 | 37668 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £20.71 | £1.92 |
| THE DREDGING SHED, SOUTH HARBOUR, BLYTH, NORTHD                      | BLYTH | NE24 3PB | WORKSHOP AND PREMISES                   | IF3  | 191.1   | 3207  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £16.78 | £1.56 |
| RNLI BUILDING, SOUTH HARBOUR, BLYTH, NORTHD                          | BLYTH | NE24 3PB | STORE AND PREMISES                      | CW3  | 109.2   | 1818  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £16.65 | £1.55 |
| I NESBITT, SOUTH HARBOUR, BLYTH, NORTHD                              | BLYTH | NE24 3PB | STORE AND PREMISES                      | CW3  | 17.6    | 646   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £36.70 | £3.41 |
| ICE HOUSE NO 1, SOUTH HARBOUR, BLYTH, NORTHD                         | BLYTH | NE24 3PB | STORE                                   | CW3  | 45      | 1157  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.71 | £2.39 |
| ICE HOUSE NO 2, SOUTH HARBOUR, BLYTH, NORTHD                         | BLYTH | NE24 3PB | STORE                                   | CW3  | 45      | 1157  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.71 | £2.39 |
| ICE HOUSE NO 3, SOUTH HARBOUR, BLYTH, NORTHD                         | BLYTH | NE24 3PB | STORE                                   | CW3  | 45      | 1157  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.71 | £2.39 |
| ICE HOUSE NO 4, SOUTH HARBOUR, BLYTH, NORTHD                         | BLYTH | NE24 3PB | STORE                                   | CW3  | 45      | 1157  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.71 | £2.39 |
| ICE HOUSE NO 5, SOUTH HARBOUR, BLYTH, NORTHD                         | BLYTH | NE24 3PB | STORE                                   | CW3  | 45      | 1157  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.71 | £2.39 |
| ICE HOUSE NO 6, SOUTH HARBOUR, BLYTH, NORTHD                         | BLYTH | NE24 3PB | STORE                                   | CW3  | 45      | 1157  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.71 | £2.39 |
| ICE HOUSE NO 7, SOUTH HARBOUR, BLYTH, NORTHD                         | BLYTH | NE24 3PB | STORE                                   | CW3  | 45      | 1157  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.71 | £2.39 |
| ICE HOUSE NO 8, SOUTH HARBOUR, BLYTH, NORTHD                         | BLYTH | NE24 3PB | STORE                                   | CW3  | 45      | 1157  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.71 | £2.39 |

## APPENDIX 2

### INDUSTRIAL STOCK

|   |       |          |                                      |     |         |        |       |   |   |   |   |   |   |   |   |   |   |  |         |        |
|---|-------|----------|--------------------------------------|-----|---------|--------|-------|---|---|---|---|---|---|---|---|---|---|--|---------|--------|
| ICE HOUSE NO 10, SOUTH HARBOUR, BLYTH, NORTHD                         | BLYTH | NE24 3PB | STORE                                | CW3 |         | 45     | 1157  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$25.71 | £2.39  |
| ICE HOUSE NO 11, SOUTH HARBOUR, BLYTH, NORTHD                         | BLYTH | NE24 3PB | STORE                                | CW3 |         | 45     | 1157  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$25.71 | £2.39  |
| ICE HOUSE NO 12-14, SOUTH HARBOUR, BLYTH, NORTHD                      | BLYTH | NE24 3PB | STORE                                | CW3 | 134.95  | 2908   |       | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$21.55 | £2.00  |
| STORE NO 1, FISH QUAY, SOUTH HARBOUR, BLYTH, NORTHD                   | BLYTH | NE24 3PB | STORE                                | CW3 |         | 17.9   | 498   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$27.82 | £2.58  |
| STORE NO 2, FISH QUAY, SOUTH HARBOUR, BLYTH, NORTHD                   | BLYTH | NE24 3PB | STORE                                | CW3 |         | 17.9   | 498   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$27.82 | £2.58  |
| STORE NO 3, FISH QUAY, SOUTH HARBOUR, BLYTH, NORTHD                   | BLYTH | NE24 3PB | STORE                                | CW3 |         | 17.9   | 498   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$27.82 | £2.58  |
| STORE NO 4, FISH QUAY, SOUTH HARBOUR, BLYTH, NORTHD                   | BLYTH | NE24 3PB | STORE                                | CW3 |         | 17.9   | 498   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$27.82 | £2.58  |
| STORE NO 5, FISH QUAY, SOUTH HARBOUR, BLYTH, NORTHD                   | BLYTH | NE24 3PB | STORE                                | CW3 |         | 17.9   | 498   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$27.82 | £2.58  |
| STORE NO 6, FISH QUAY, SOUTH HARBOUR, BLYTH, NORTHD                   | BLYTH | NE24 3PB | STORE                                | CW3 |         | 17.9   | 498   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$27.82 | £2.58  |
| STORE NO 7, FISH QUAY, SOUTH HARBOUR, BLYTH, NORTHD                   | BLYTH | NE24 3PB | STORE                                | CW3 |         | 17.9   | 498   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$27.82 | £2.58  |
| STORE NO 8, FISH QUAY, SOUTH HARBOUR, BLYTH, NORTHD                   | BLYTH | NE24 3PB | STORE                                | CW3 |         | 17.9   | 498   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$27.82 | £2.58  |
| STORE NO 9, FISH QUAY, SOUTH HARBOUR, BLYTH, NORTHD                   | BLYTH | NE24 3PB | STORE                                | CW3 |         | 17.9   | 498   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$27.82 | £2.58  |
| BLYTH FISH LTD, SOUTH HARBOUR, BLYTH, NORTHD                          | BLYTH | NE24 3PB | STORES AND PREMISES                  | CW3 |         | 177.1  | 4059  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$22.92 | £2.13  |
| BLYTH BOATMEN, SOUTH HARBOUR, BLYTH, NORTHD                           | BLYTH | NE24 3PA | STORE AND PREMISES                   | CW3 |         | 38.6   | 1184  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$30.67 | £2.85  |
| FORMER LIFEBOAT HOUSE, SOUTH HARBOUR, BLYTH, NORTHD                   | BLYTH | NE24 3PA | STORE AND PREMISES                   | CW3 |         | 205.9  | 4733  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$22.99 | £2.14  |
| BALLAST HILL, BLYTH, NORTHD   | BLYTH | NE24 2AU | STORAGE DEPOT AND PREMISES           | CW2 |         | 356.7  | 13330 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  | \$37.37 | £3.47  |
| R & R PACKAGING, BALLAST HILL, BLYTH, NORTHD                          | BLYTH | NE24 2AU | WAREHOUSE AND PREMISES               | CW  |         | 406.9  | 13107 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  | \$32.21 | £2.99  |
| UNIT 4, BURT STREET, BLYTH, NORTHD                                    | BLYTH | NE24 1NE | WORKSHOP AND PREMISES                | IF3 |         | 209.8  | 9344  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$44.54 | £4.14  |
| UNIT 5, BURT STREET, BLYTH, NORTHD                                    | BLYTH | NE24 1NE | WORKSHOP AND PREMISES                | IF3 |         | 209.8  | 9344  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$44.54 | £4.14  |
| UNIT 1, BURT STREET, BLYTH, NORTHD                                    | BLYTH | NE24 1NE | WORKSHOP AND PREMISES                | IF3 |         | 217.3  | 9541  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$43.91 | £4.08  |
| UNIT 2, BURT STREET, BLYTH, NORTHD                                    | BLYTH | NE24 1NE | WORKSHOP AND PREMISES                | IF3 |         | 217.4  | 9568  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$44.01 | £4.09  |
| UNIT 3, BURT STREET, BLYTH, NORTHD                                    | BLYTH | NE24 1NE | WORKSHOP AND PREMISES                | IF3 |         | 217.4  | 9545  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$43.91 | £4.08  |
| TYRE HOUSE, YORK STREET, BLYTH, NORTHD                                | BLYTH | NE24 1NB | TYRE AND EXHAUST CENTRE AND PREMISES | CG1 |         | 284.8  | 11690 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  | \$41.05 | £3.81  |
| ALBERT STREET, BLYTH, NORTHD  | BLYTH | NE24 1LZ | FACTORY AND PREMISES                 | IF  |         | 864.3  | 15724 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  | \$18.19 | £1.69  |
| 1, KING STREET, BLYTH, NORTHD   | BLYTH | NE24 1LY | WAREHOUSE AND PREMISES               | CW  |         | 438.5  | 16509 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  | \$37.65 | £3.50  |
| SHED A, WIMBOURNE QUAY, BLYTH, NORTHD                                 | BLYTH | NE24 1LT | WORKSHOP AND PREMISES                | IF3 | 6078.81 | 106019 |       | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |  | \$17.44 | £1.62  |
| C R SCOTT REAR OF 62, REGENT STREET, BLYTH, NORTHD                    | BLYTH | NE24 1LT | WORKSHOP AND PREMISES                | IF3 |         | 111.3  | 5008  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$45.00 | £4.18  |
| R/O 58, REGENT STREET, BLYTH, NORTHD                                  | BLYTH | NE24 1LT | STORE AND PREMISES                   | CW3 |         | 18.4   | 495   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$26.90 | \$2.50 |
| GARAGE, WIMBOURNE QUAY, BLYTH, NORTHD                                 | BLYTH | NE24 1LT | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 |         | 123.3  | 3363  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$27.27 | £2.53  |
|   |       |          |                                      |     |         |        |       |   |   |   |   |   |   |   |   |   |   |  |         |        |
| TYRED AND EXHAUSTED 485, PLESSEY ROAD, BLYTH, NORTHD                  | BLYTH | NE24 3LU | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 |         | 316.1  | 20302 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  | \$64.23 | £5.97  |
| 158, PLESSEY ROAD, BLYTH, NORTHD                                      | BLYTH | NE24 3JA | WORKSHOP AND PREMISES                | IF3 |         | 183    | 3750  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$20.49 | £1.90  |
|   |       |          |                                      |     |         |        |       |   |   |   |   |   |   |   |   |   |   |  |         |        |
| SMART AUTOS AT PHOENIX HOUSE, PLESSEY ROAD, BLYTH, NORTHD             | BLYTH | NE24 3HT | WORKSHOP AND PREMISES                | IF3 | 484.06  | 8198   |       | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  | \$16.94 | £1.57  |
| PHOENIX PLASTERWORLD UK LTD, PLESSEY ROAD, BLYTH, NORTHD              | BLYTH | NE24 3HT | WORKSHOP AND PREMISES                | IF3 | 429.44  | 7079   |       | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  | \$16.48 | £1.53  |
| 89, PLESSEY ROAD, BLYTH, NORTHD                                       | BLYTH | NE24 3HT | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 491.6   | 10972  |       | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  | \$22.32 | £2.07  |
| 2A, HAWTHORNE ROAD, BLYTH, NORTHD                                     | BLYTH | NE24 3DT | WORKSHOP AND PREMISES                | IF3 | 518.6   | 10907  |       | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  | \$21.03 | £1.95  |
| ADJOINING 2A, HAWTHORNE ROAD, BLYTH, NORTHD                           | BLYTH | NE24 3DT | STORE AND PREMISES                   | CW3 |         | 29     | 1162  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$40.07 | £3.72  |
|   |       |          |                                      |     |         |        |       |   |   |   |   |   |   |   |   |   |   |  |         |        |
| 45, ROSEMARY TERRACE, BLYTH, NORTHD                                   | BLYTH | NE24 3DS | WORKSHOP AND PREMISES                | IF3 | 166.3   | 6600   |       | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$39.69 | £3.69  |
| R. MASON 43, ROSEMARY TERRACE, BLYTH, NORTHD                          | BLYTH | NE24 3DS | STORE AND PREMISES                   | CW3 | 133.3   | 5168   |       | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$38.77 | £3.60  |
| C BEWICK ADJ ROSAMUND GARAGE, ROSAMUND PLACE, BLYTH, NORTHD           | BLYTH | NE24 3DQ | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 26.2    | 638    |       | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$24.35 | £2.26  |
| AUTO BODY CRAFT, ROSAMUND PLACE, BLYTH, NORTHD                        | BLYTH | NE24 3DQ | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 229.1   | 3561   |       | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$15.54 | £1.44  |
| ROSAMUND GARAGE, ROSAMUND PLACE, BLYTH, NORTHD                        | BLYTH | NE24 3DQ | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 106.3   | 2244   |       | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$21.11 | £1.96  |
| WORKSHOP NO 2, STANNINGTON STREET, BLYTH, NORTHD                      | BLYTH | NE24 3DN | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 89.4    | 3628   |       | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$40.58 | £3.77  |
| E DAVISON, BATH TERRACE, BLYTH, NORTHD                                | BLYTH | NE24 3AX | STORAGE DEPOT AND PREMISES           | CW2 | 81.2    | 1487   |       | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$18.31 | £1.70  |
| KINGSWAY, BLYTH, NORTHD   | BLYTH | NE24 2RS | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 73.9    | 2354   |       | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$31.85 | £2.96  |
| CONTRACT HOUSE R/O, RENWICK ROAD, BLYTH, NORTHD                       | BLYTH | NE24 2RG | STORE AND PREMISES                   | CW3 | 434.56  | 6458   |       | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  | \$14.86 | £1.38  |
| 2, MIDDLETON STREET, BLYTH, NORTHD                                    | BLYTH | NE24 2LZ | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 43.5    | 1899   |       | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$43.66 | £4.06  |
| R/O 8, CROFT ROAD, BLYTH, NORTHD                                      | BLYTH | NE24 2JL | WORKSHOP AND PREMISES                | IF3 | 106.4   | 1812   |       | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$17.03 | £1.58  |
| NO 14 GARAGE, CROFT ROAD, BLYTH, NORTHD                               | BLYTH | NE24 2JL | GARAGE AND PREMISES                  | CG2 | 33      | 722    |       | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$21.88 | £2.03  |
| 35, ROBERT STREET, BLYTH, NORTHD                                      | BLYTH | NE24 2JH | STORE AND PREMISES                   | CW3 | 43.6    | 2223   |       | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$50.99 | £4.74  |
| UNIT 42, CROFT SMALL BUSINESS CENTRE, CROFT ROAD, BLYTH, NORTHD       | BLYTH | NE24 2EW | STORE AND PREMISES                   | CW3 | 47.2    | 1173   |       | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$24.85 | £2.31  |
| UNIT 7 & PT 9, CROFT SMALL BUSINESS CENTRE, CROFT ROAD, BLYTH, NORTHD | BLYTH | NE24 2EW | STORE AND PREMISES                   | CW3 | 87.8    | 1733   |       | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$19.74 | £1.83  |
| CENTRAL GARAGE, CROFT SMALL BUSINESS CENTRE, CROFT ROAD, BLYTH,       | BLYTH | NE24 2EW | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 106     | 3105   |       | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$29.29 | £2.72  |
| UNITS 2-3, ALDBOROUGH STREET, BLYTH, NORTHD                           | BLYTH | NE24 2EU | WORKSHOP AND PREMISES                | IF3 | 179     | 3667   |       | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$20.49 | £1.90  |
| UNIT 1, ALDBOROUGH STREET, BLYTH, NORTHD                              | BLYTH | NE24 2EU | WORKSHOP AND PREMISES                | IF3 | 171.4   | 3512   |       | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$20.49 | £1.90  |
| 1, ALDBOROUGH STREET, BLYTH, NORTHD                                   | BLYTH | NE24 2EU | WAREHOUSE AND PREMISES               | CW  | 833.5   | 14912  |       | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  | \$17.89 | £1.66  |
| UNIT 3, UNION STREET, BLYTH, NORTHD                                   | BLYTH | NE24 2EU | WAREHOUSE AND PREMISES               | CW  | 125.26  | 2264   |       | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$18.07 | £1.68  |
| UNIT 4, UNION STREET, BLYTH, NORTHD                                   | BLYTH | NE24 2EU | WAREHOUSE AND PREMISES               | CW  | 101.07  | 2079   |       | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$20.57 | £1.91  |
| 45, CROFT ROAD, BLYTH, NORTHD   | BLYTH | NE24 2EL | WORKSHOP AND PREMISES                | IF3 | 198.8   | 6401   |       | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$32.20 | £2.99  |
| 5, COBURG STREET, BLYTH, NORTHD                                       | BLYTH | NE24 2EG | WAREHOUSE AND PREMISES               | CW  | 328.5   | 8199   |       | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  | \$24.96 | £2.32  |
| 42, UNION STREET, BLYTH, NORTHD                                       | BLYTH | NE24 2ED | WORKSHOP AND PREMISES                | IF3 | 144.1   | 3906   |       | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$27.11 | £2.52  |
| 44-46, UNION STREET, BLYTH, NORTHD                                    | BLYTH | NE24 2ED | WORKSHOP AND PREMISES                | IF3 | 169.2   | 4838   |       | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | \$28.59 | £2.66  |

## APPENDIX 2

### INDUSTRIAL STOCK

[illegible]

**APPENDIX 2  
INDUSTRIAL STOCK**

|  |             |          |                                      |      |         |        |   |    |   |   |   |   |   |   |    |        |       |
|--|-------------|----------|--------------------------------------|------|---------|--------|---|----|---|---|---|---|---|---|----|--------|-------|
| PHC (UK) LTD, BASSINGTON LANE, BASSINGTON INDUSTRIAL ESTATE,             | CRAMLINGTON | NE23 8AD | FACTORY AND PREMISES                 | IF   | 4688.2  | 134072 | 0 | 0  | 0 | 0 | 0 | 0 | 1 | 0 |    | £28.60 | £2.66 |
| UNIT B1 TERRACED FACTORIES, BASSINGTON LANE, BASSINGTON INDUSTRIAL       | CRAMLINGTON | NE23 8AD | FACTORY AND PREMISES                 | IF   | 198.7   | 7203   | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £36.25 | £3.37 |
| RENOLIT CRAMLINGTON LTD, BASSINGTON AVENUE, BASSINGTON INDUSTRIAL        | CRAMLINGTON | NE23 8AD | FACTORY AND PREMISES                 | IF   | 42822.4 | 660211 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 1 |    | £15.42 | £1.43 |
| UNITS 4-5 BOLAM BUSINESS CENTRE, BASSINGTON DRIVE, BASSINGTON INDUSTRIAL | CRAMLINGTON | NE23 8AD | FACTORY AND PREMISES                 | IF   | 1040.9  | 28271  | 0 | 0  | 0 | 0 | 0 | 0 | 1 | 0 |    | £27.16 | £2.52 |
| UNIT B17 TERRACED FACTORIES, BASSINGTON LANE, BASSINGTON INDUSTRIAL      | CRAMLINGTON | NE23 8AD | FACTORY AND PREMISES                 | IF   | 167.8   | 6083   | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £36.25 | £3.37 |
| UNITS B8-10 TERRACED FACTORIES, BASSINGTON LANE, BASSINGTON INDUSTRIAL   | CRAMLINGTON | NE23 8AD | FACTORY AND PREMISES                 | IF   | 630.7   | 16930  | 0 | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £26.84 | £2.49 |
| UNIT B4 TERRACED FACTORIES, BASSINGTON LANE, BASSINGTON INDUSTRIAL       | CRAMLINGTON | NE23 8AD | WAREHOUSE AND PREMISES               | CW   | 196.8   | 7135   | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £36.26 | £3.37 |
| FACTORY SHOP AT THE OFFICERS CLUB (1979) LTD, BASSINGTON AVENUE,         | CRAMLINGTON | NE23 8AD | FACTORY SHOP AND PREMISES            | CW   | 566.8   | 13266  | 0 | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £23.41 | £2.17 |
| BASSINGTON AVENUE, BASSINGTON AVENUE, BASSINGTON INDUSTRIAL ESTATE,      | CRAMLINGTON | NE23 8AD | WAREHOUSE AND PREMISES               | CW   | 46.1    | 1523   | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £33.04 | £3.07 |
| BASSINGTON AVENUE, BASSINGTON AVENUE, BASSINGTON INDUSTRIAL ESTATE,      | CRAMLINGTON | NE23 8AD | WAREHOUSE AND PREMISES               | CW   | 16042.9 | 230904 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 1 |    | £14.39 | £1.34 |
| UNIT 22 & LAND, BASSINGTON DRIVE, BASSINGTON INDUSTRIAL ESTATE,          | CRAMLINGTON | NE23 8AD | WAREHOUSE AND PREMISES               | CW   | 4521.9  | 105577 | 0 | 0  | 0 | 0 | 0 | 0 | 1 | 0 |    | £23.35 | £2.17 |
| UNIT B16 TERRACED FACTORIES, BASSINGTON LANE, BASSINGTON INDUSTRIAL      | CRAMLINGTON | NE23 8AD | WAREHOUSE AND PREMISES               | CW   | 303.4   | 10200  | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £33.62 | £3.12 |
| UNIT 2, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE, BASSINGTON INDUSTRIAL  | CRAMLINGTON | NE23 8AD | WAREHOUSE AND PREMISES               | CW   | 159.9   | 6121   | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £38.28 | £3.56 |
| TRAILER HAUL, BASSINGTON DRIVE, BASSINGTON INDUSTRIAL ESTATE,            | CRAMLINGTON | NE23 8AD | GARAGES OFFICES AND PREMISES         | CG2  | 427.2   | 18457  | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £43.20 | £4.01 |
| UNIT B6 TERRACED FACTORIES, BASSINGTON LANE, BASSINGTON INDUSTRIAL       | CRAMLINGTON | NE23 8AD | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 199.9   | 7064   | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £35.34 | £3.28 |
| UNIT B7 TERRACED FACTORIES, BASSINGTON LANE, BASSINGTON INDUSTRIAL       | CRAMLINGTON | NE23 8AD | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 198.8   | 7238   | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £36.41 | £3.38 |
|  |             |          |                                      |      |         |        |   |    |   |   |   |   |   |   |    |        |       |
| UNIT 4C, DUDLEY BUSINESS CENTRE, NORTHUMBERLAND BUSINESS PARK WEST,      | CRAMLINGTON | NE23 7RH | FACTORY AND PREMISES                 | IF   | 1019.6  | 38640  | 0 | 0  | 0 | 0 | 0 | 0 | 1 | 0 | 0  | £37.90 | £3.52 |
| RENOWN ENGINEERING, NORTHUMBERLAND BUSINESS PARK WEST, CRAMLINGTON,      | CRAMLINGTON | NE23 7RH | FACTORY AND PREMISES                 | IF   | 4226.8  | 124019 | 0 | 0  | 0 | 0 | 0 | 0 | 1 | 0 |    | £29.34 | £2.73 |
| JACKEL INTERNATIONAL LTD, NORTHUMBERLAND BUSINESS PARK WEST,             | CRAMLINGTON | NE23 7RH | FACTORY AND PREMISES                 | IF   | 11185.1 | 291507 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 1 |    | £26.06 | £2.42 |
| FERGUSON BLYTH LTD, NORTHUMBERLAND BUSINESS PARK WEST, CRAMLINGTON,      | CRAMLINGTON | NE23 7RH | WAREHOUSE AND PREMISES               | CWO  | 6549.1  | 149508 | 0 | 0  | 0 | 0 | 0 | 0 | 0 | 1 |    | £22.83 | £2.12 |
| UNIT 4B, DUDLEY BUSINESS CENTRE, NORTHUMBERLAND BUSINESS PARK WEST,      | CRAMLINGTON | NE23 7RH | WAREHOUSE AND PREMISES               | CW   | 740.3   | 31492  | 0 | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £42.54 | £3.95 |
|  |             |          |                                      |      |         |        |   |    |   |   |   |   |   |   |    |        |       |
| <b>EAST CRAMLINGTON</b>  |             |          |                                      |      |         |        | 0 | 0  | 0 | 0 | 1 | 1 | 1 | 2 | 5  |        |       |
| UNIT JB2, OLD STONE ROAD, CRAMLINGTON, NORTHD                            | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 30.34   | 885    | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £29.17 | £2.71 |
| UNIT 10, EAST CRAMLINGTON INDUSTRIAL ESTATE, OLD STONE ROAD,             | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 102.2   | 2680   | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £26.22 | £2.44 |
| UNIT JB3, OLD STONE ROAD, CRAMLINGTON, NORTHD                            | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 59.97   | 1769   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £29.50 | £2.74 |
| UNIT JB4, OLD STONE ROAD, CRAMLINGTON, NORTHD                            | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 89.13   | 2379   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.69 | £2.48 |
| UNIT JB5, OLD STONE ROAD, CRAMLINGTON, NORTHD                            | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 78.07   | 2054   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.31 | £2.44 |
| UNIT 7, EAST CRAMLINGTON INDUSTRIAL ESTATE, OLD STONE ROAD, CRAMLINGTON, | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 69.47   | 1815   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.13 | £2.43 |
| UNIT 7A, EAST CRAMLINGTON INDUSTRIAL ESTATE, OLD STONE ROAD,             | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 29.28   | 845    | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £28.86 | £2.68 |
| UNIT 8, EAST CRAMLINGTON INDUSTRIAL ESTATE, OLD STONE ROAD, CRAMLINGTON, | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 71.4    | 1866   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.13 | £2.43 |
| UNIT 9, EAST CRAMLINGTON INDUSTRIAL ESTATE, OLD STONE ROAD, CRAMLINGTON, | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 57      | 1489   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.12 | £2.43 |
| UNIT 2, EAST CRAMLINGTON INDUSTRIAL ESTATE, OLD STONE ROAD, CRAMLINGTON, | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 87.5    | 2118   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £24.21 | £2.25 |
| UNIT 1 MCBRIDES YARD, OLD STONE ROAD, CRAMLINGTON, NORTHD                | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 83.7    | 2187   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.13 | £2.43 |
| UNIT 2 MCBRIDES YARD, OLD STONE ROAD, CRAMLINGTON, NORTHD                | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 83.7    | 2187   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.13 | £2.43 |
| UNIT 3 MCBRIDES YARD, OLD STONE ROAD, CRAMLINGTON, NORTHD                | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 41      | 1183   | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £28.85 | £2.68 |
| UNIT 4 MCBRIDES YARD, OLD STONE ROAD, CRAMLINGTON, NORTHD                | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 83.7    | 2187   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.13 | £2.43 |
| UNIT 5 MCBRIDES YARD, OLD STONE ROAD, CRAMLINGTON, NORTHD                | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 83.7    | 2187   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.13 | £2.43 |
| GARAGE MCBRIDES YARD, OLD STONE ROAD, CRAMLINGTON, NORTHD                | CRAMLINGTON | NE23 6XW | WORKSHOP AND PREMISES                | IF3  | 244.1   | 4419   | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £18.10 | £1.68 |
| OLD STONE ROAD, CRAMLINGTON, NORTHD                                      | CRAMLINGTON | NE23 6XW | FACTORY AND PREMISES                 | IF   | 546.4   | 7973   | 0 | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £14.59 | £1.36 |
| P RIDLEY, OLD STONE ROAD, CRAMLINGTON, NORTHD                            | CRAMLINGTON | NE23 6XW | GARAGE AND PREMISES                  | CG2  | 143.5   | 2537   | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £17.68 | £1.64 |
| UNIT 3 EAST CRAMLINGTON INDUSTRIAL ESTATE, OLD STONE ROAD, CRAMLINGTON,  | CRAMLINGTON | NE23 6XW | GARAGE AND PREMISES                  | CG2  | 84.8    | 2216   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.13 | £2.43 |
| UNIT 1, EAST CRAMLINGTON INDUSTRIAL ESTATE, OLD STONE ROAD, CRAMLINGTON, | CRAMLINGTON | NE23 6XW | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 86.6    | 2151   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £24.84 | £2.31 |
| UNIT JB1, OLD STONE ROAD, CRAMLINGTON, NORTHD                            | CRAMLINGTON | NE23 6XW | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 254.74  | 5961   | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £23.40 | £2.17 |
| UNIT 4 EAST CRAMLINGTON INDUSTRIAL ESTATE, OLD STONE ROAD, CRAMLINGTON,  | CRAMLINGTON | NE23 6XW | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 73.4    | 1918   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.13 | £2.43 |
| UNIT 5 EAST CRAMLINGTON INDUSTRIAL ESTATE, OLD STONE ROAD, CRAMLINGTON,  | CRAMLINGTON | NE23 6XW | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 74.7    | 1952   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.13 | £2.43 |
|  |             |          |                                      |      |         |        |   |    |   |   |   |   |   |   |    |        |       |
| J A BATEY OLD METHODIST CHURCH, EAST CRAMLINGTON, CRAMLINGTON, NORTHD    | CRAMLINGTON | NE23 6XF | FACTORY AND PREMISES                 | IF   | 160.7   | 3182   | 3 | 15 | 3 | 1 | 1 | 0 | 0 | 0 | 23 | £19.80 | £1.84 |
| T BRECHANY OLD METHODIST CHURCH, EAST CRAMLINGTON, CRAMLINGTON,          | CRAMLINGTON | NE23 6XF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 143.2   | 3457   | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £24.14 | £2.24 |
|  |             |          |                                      |      |         |        |   |    |   |   |   |   |   |   |    |        |       |
| <b>NELSON PARK WEST</b>  |             |          |                                      |      |         |        | 0 | 0  | 2 | 0 | 0 | 0 | 0 | 0 | 2  |        |       |
| UNIT 1, ARCOT COURT, NELSON INDUSTRIAL ESTATE, CRAMLINGTON, NORTHD       | CRAMLINGTON | NE23 1BB | WORKSHOP AND PREMISES                | IF3  | 1550.4  | 58787  | 0 | 0  | 0 | 0 | 0 | 1 | 0 | 0 |    | £37.92 | £3.52 |
| UNIT 3, ARCOT COURT, NELSON INDUSTRIAL ESTATE, CRAMLINGTON, NORTHD       | CRAMLINGTON | NE23 1BB | WORKSHOP, DISPLAY AND PREMISES       | IF3  | 680.02  | 25526  | 0 | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £37.54 | £3.49 |
| UNIT 4, ARCOT COURT, NELSON INDUSTRIAL ESTATE, CRAMLINGTON, NORTHD       | CRAMLINGTON | NE23 1BB | WORKSHOP AND PREMISES                | IF3  | 873.5   | 38523  | 0 | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £44.10 | £4.10 |
| UNIT 5, ARCOT COURT, NELSON INDUSTRIAL ESTATE, CRAMLINGTON, NORTHD       | CRAMLINGTON | NE23 1BB | WORKSHOP AND PREMISES                | IF3  | 427.4   | 20190  | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £47.24 | £4.39 |
| UNIT 2, ARCOT COURT, NELSON INDUSTRIAL ESTATE, CRAMLINGTON, NORTHD       | CRAMLINGTON | NE23 1BB | FACTORY AND PREMISES                 | IF   | 3141.3  | 111497 | 0 | 0  | 0 | 0 | 0 | 0 | 1 | 0 |    | £35.49 | £3.30 |
| UNIT 8, ARCOT COURT, NELSON INDUSTRIAL ESTATE, CRAMLINGTON, NORTHD       | CRAMLINGTON | NE23 1BB | FACTORY AND PREMISES                 | IF   | 499.9   | 24083  | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £48.18 | £4.48 |
| UNIT 7, ARCOT COURT, NELSON INDUSTRIAL ESTATE, CRAMLINGTON, NORTHD       | CRAMLINGTON | NE23 1BB | FACTORY AND PREMISES                 | IF   | 583.9   | 24922  | 0 | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £42.68 | £3.97 |
| UNIT 9, ARCOT COURT, NELSON INDUSTRIAL ESTATE, CRAMLINGTON, NORTHD       | CRAMLINGTON | NE23 1BB | STORE AND PREMISES                   | CW30 | 510.5   | 20582  | 0 | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £40.32 | £3.75 |
| UNIT 6, ARCOT COURT, NELSON INDUSTRIAL ESTATE, CRAMLINGTON, NORTHD       | CRAMLINGTON | NE23 1BB | STORE AND PREMISES                   | CW3  | 524.09  | 23988  | 0 | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £45.77 | £4.25 |
| UNIT 1 EASTER PARK, BAKER ROAD, NELSON PARK WEST, CRAMLINGTON, NORTHD    | CRAMLINGTON | NE23 1WQ | FACTORY AND PREMISES                 | IF   | 1585.1  | 60542  | 0 | 0  | 0 | 0 | 0 | 1 | 0 | 0 |    | £38.19 | £3.55 |
| UNIT 2, BAKER ROAD, EASTER PARK, NELSON PARK WEST, CRAMLINGTON, NORTHD   | CRAMLINGTON | NE23 1WQ | FACTORY AND PREMISES                 | IF   | 1405.4  | 53144  | 0 | 0  | 0 | 0 | 0 | 1 | 0 | 0 |    | £37.81 | £3.51 |
| UNIT 6 EASTER PARK, BAKER ROAD, NELSON PARK WEST, CRAMLINGTON, NORTHD    | CRAMLINGTON | NE23 1WQ | FACTORY AND PREMISES                 | IF   | 528.4   | 25267  | 0 | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £47.82 | £4.44 |
| UNIT 7 EASTER PARK, BAKER ROAD, NELSON PARK WEST, CRAMLINGTON, NORTHD    | CRAMLINGTON | NE23 1WQ | FACTORY AND PREMISES                 | IF   | 384.86  | 19636  | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £51.02 | £4.74 |

## APPENDIX 2

### INDUSTRIAL STOCK

|  |             |          |                                |     |  |         |        |   |   |   |   |    |   |   |   |    |        |       |
|--|-------------|----------|--------------------------------|-----|--|---------|--------|---|---|---|---|----|---|---|---|----|--------|-------|
| UNIT 8 EASTER PARK, BAKER ROAD, NELSON PARK WEST, CRAMLINGTON, NORTHD    | CRAMLINGTON | NE23 1WQ | FACTORY AND PREMISES           | IF  |  | 374.3   | 18475  | 0 | 0 | 0 | 1 | 0  | 0 | 0 | 0 |    | E49.36 | E4.59 |
| UNIT 9 EASTER PARK, BAKER ROAD, NELSON PARK WEST, CRAMLINGTON, NORTHD    | CRAMLINGTON | NE23 1WQ | FACTORY AND PREMISES           | IF  |  | 379.4   | 19644  | 0 | 0 | 0 | 1 | 0  | 0 | 0 | 0 |    | E51.78 | E4.81 |
| UNIT 10 EASTER PARK, BAKER ROAD, NELSON PARK WEST, CRAMLINGTON, NORTHD   | CRAMLINGTON | NE23 1WQ | FACTORY AND PREMISES           | IF  |  | 693.6   | 27935  | 0 | 0 | 0 | 0 | 1  | 0 | 0 | 0 |    | E40.28 | E3.74 |
| UNIT 11 EASTER PARK, BAKER ROAD, NELSON PARK WEST, CRAMLINGTON, NORTHD   | CRAMLINGTON | NE23 1WQ | FACTORY AND PREMISES           | IF  |  | 568.9   | 24311  | 0 | 0 | 0 | 0 | 1  | 0 | 0 | 0 |    | E42.73 | E3.97 |
| UNIT 12 EASTER PARK, BAKER ROAD, NELSON PARK WEST, CRAMLINGTON, NORTHD   | CRAMLINGTON | NE23 1WQ | FACTORY AND PREMISES           | IF  |  | 949.5   | 37991  | 0 | 0 | 0 | 0 | 1  | 0 | 0 | 0 |    | E40.01 | E3.72 |
| UNIT 13 EASTER PARK, BAKER ROAD, NELSON PARK WEST, CRAMLINGTON, NORTHD   | CRAMLINGTON | NE23 1WQ | FACTORY AND PREMISES           | IF  |  | 470.3   | 22205  | 0 | 0 | 0 | 1 | 0  | 0 | 0 | 0 |    | E47.21 | E4.39 |
| UNIT 14 EASTER PARK, BAKER ROAD, NELSON PARK WEST, CRAMLINGTON, NORTHD   | CRAMLINGTON | NE23 1WQ | FACTORY AND PREMISES           | IF  |  | 472.2   | 22612  | 0 | 0 | 0 | 1 | 0  | 0 | 0 | 0 |    | E47.89 | E4.45 |
| UNITS 3-5, BAKER ROAD, EASTER PARK, NELSON PARK WEST, CRAMLINGTON,       | CRAMLINGTON | NE23 1WQ | WAREHOUSE AND PREMISES         | CW  |  | 4643.8  | 135668 | 0 | 0 | 0 | 0 | 0  | 0 | 1 | 0 |    | E29.21 | E2.71 |
| GREENLAY (GRASS MACHINERY) LTD, BAKER ROAD, NELSON PARK WEST,            | CRAMLINGTON | NE23 1WL | WORKSHOP AND PREMISES          | IF3 |  | 1551.2  | 51625  | 0 | 0 | 0 | 0 | 0  | 1 | 0 | 0 |    | E33.28 | E3.09 |
| UNIT 1, BAKER ROAD, NELSON PARK WEST, CRAMLINGTON, NORTHD                | CRAMLINGTON | NE23 1WL | FACTORY AND PREMISES           | IF  |  | 1061.9  | 39196  | 0 | 0 | 0 | 0 | 0  | 1 | 0 | 0 |    | E36.91 | E3.43 |
| UNIT 2, BAKER ROAD, NELSON PARK WEST, CRAMLINGTON, NORTHD                | CRAMLINGTON | NE23 1WL | FACTORY AND PREMISES           | IF  |  | 1064.6  | 39296  | 0 | 0 | 0 | 0 | 0  | 1 | 0 | 0 |    | E36.91 | E3.43 |
| UNIT 3, BAKER ROAD, NELSON PARK WEST, CRAMLINGTON, NORTHD                | CRAMLINGTON | NE23 1WL | WAREHOUSE AND PREMISES         | CW  |  | 1061.61 | 43189  | 0 | 0 | 0 | 0 | 0  | 1 | 0 | 0 |    | E40.68 | E3.78 |
| UNIT BT76/75, BAKER ROAD, NELSON PARK WEST, CRAMLINGTON, NORTHD          | CRAMLINGTON | NE23 1WL | WAREHOUSE AND PREMISES         | CW  |  | 998.54  | 42920  | 0 | 0 | 0 | 0 | 1  | 0 | 0 | 0 |    | E42.98 | E3.99 |
| NORTH NELSON   |             |          |                                |     |  |         |        | 0 | 0 | 0 | 7 | 10 | 7 | 2 | 0 | 26 |        |       |
| PIPELINE INTEGRITY INTERNATIONAL LTD, ATLEY WAY, NORTH NELSON INDUSTRIAL | CRAMLINGTON | NE23 1WW | FACTORY AND PREMISES           | IF  |  | 13360.4 | 304236 | 0 | 0 | 0 | 0 | 0  | 0 | 0 | 1 |    | E22.77 | E2.12 |
| UNITS 1A-D, ATLEY WAY, POPLAR COURT, NORTH NELSON INDUSTRIAL ESTATE,     | CRAMLINGTON | NE23 1WR | WORKSHOP AND PREMISES          | IF3 |  | 598.2   | 22238  | 0 | 0 | 0 | 0 | 1  | 0 | 0 | 0 |    | E37.17 | E3.45 |
| UNIT 2C, ATLEY WAY, POPLAR COURT, NORTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WR | WORKSHOP AND PREMISES          | IF3 |  | 250.76  | 11766  | 0 | 0 | 0 | 1 | 0  | 0 | 0 | 0 |    | E46.92 | E4.36 |
| UNIT 2D, ATLEY WAY, POPLAR COURT, NORTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WR | WORKSHOP AND PREMISES          | IF3 |  | 160.4   | 8020   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E50.00 | E4.65 |
| UNIT 3A, ATLEY WAY, POPLAR COURT, NORTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WR | WORKSHOP AND PREMISES          | IF3 |  | 179.4   | 8974   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E50.02 | E4.65 |
| UNIT 3B, ATLEY WAY, POPLAR COURT, NORTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WR | WORKSHOP AND PREMISES          | IF3 |  | 134.41  | 7187   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E53.47 | E4.97 |
| UNIT 3C POPLAR COURT, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE,         | CRAMLINGTON | NE23 1WR | WORKSHOP AND PREMISES          | IF3 |  | 134.4   | 7186   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E53.47 | E4.97 |
| UNIT 4B POPLAR COURT, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE,         | CRAMLINGTON | NE23 1WR | WORKSHOP AND PREMISES          | IF3 |  | 351.3   | 15513  | 0 | 0 | 0 | 1 | 0  | 0 | 0 | 0 |    | E44.16 | E4.10 |
| UNIT 2B, ATLEY WAY, POPLAR COURT, NORTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WR | WORKSHOP AND PREMISES          | IF3 |  | 250.76  | 11766  | 0 | 0 | 0 | 1 | 0  | 0 | 0 | 0 |    | E46.92 | E4.36 |
| UNIT 4A, ATLEY WAY, POPLAR COURT, NORTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WR | WORKSHOP AND PREMISES          | IF3 |  | 351.25  | 15511  | 0 | 0 | 0 | 1 | 0  | 0 | 0 | 0 |    | E44.16 | E4.10 |
| UNIT 2A, ATLEY WAY, POPLAR COURT, NORTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WR | WAREHOUSE AND PREMISES         | CW  |  | 237.61  | 10872  | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E45.76 | E4.25 |
| UNIT 1A, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 55.7    | 3423   | 0 | 1 | 0 | 0 | 0  | 0 | 0 | 0 |    | E61.45 | E5.71 |
| UNIT 1B, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 46.4    | 2887   | 1 | 0 | 0 | 0 | 0  | 0 | 0 | 0 |    | E62.22 | E5.78 |
| UNIT 1C, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 46.4    | 2887   | 1 | 0 | 0 | 0 | 0  | 0 | 0 | 0 |    | E62.22 | E5.78 |
| UNIT 2A, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 95.3    | 5664   | 0 | 1 | 0 | 0 | 0  | 0 | 0 | 0 |    | E59.43 | E5.52 |
| UNIT 2B, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 95.3    | 6558   | 0 | 1 | 0 | 0 | 0  | 0 | 0 | 0 |    | E68.81 | E6.39 |
| UNIT 3, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                         | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 281.2   | 12878  | 0 | 0 | 0 | 1 | 0  | 0 | 0 | 0 |    | E45.80 | E4.25 |
| UNIT 4A -4B, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                    | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 337.27  | 12989  | 0 | 0 | 0 | 1 | 0  | 0 | 0 | 0 |    | E38.51 | E3.58 |
| UNIT 5, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                         | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 280.4   | 12828  | 0 | 0 | 0 | 1 | 0  | 0 | 0 | 0 |    | E45.75 | E4.25 |
| UNIT 6, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                         | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 279.4   | 12783  | 0 | 0 | 0 | 1 | 0  | 0 | 0 | 0 |    | E45.75 | E4.25 |
| UNIT 7, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                         | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 106.1   | 6570   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E61.92 | E5.75 |
| UNIT 8, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                         | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 126.9   | 6728   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E53.02 | E4.93 |
| UNIT 9, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                         | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 126.9   | 6728   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E53.02 | E4.93 |
| UNITS 10/11, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                    | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 380.73  | 19691  | 0 | 0 | 0 | 1 | 0  | 0 | 0 | 0 |    | E51.72 | E4.80 |
| UNIT 12, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 126.9   | 6728   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E53.02 | E4.93 |
| UNIT 13, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 126.9   | 6728   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E53.02 | E4.93 |
| UNIT 14, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 126.9   | 6728   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E53.02 | E4.93 |
| UNIT 15, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 126.9   | 6728   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E53.02 | E4.93 |
| UNIT 16, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 126.9   | 6728   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E53.02 | E4.93 |
| UNIT 17, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 126.9   | 6728   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E53.02 | E4.93 |
| UNIT 18, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 207.3   | 7573   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E36.53 | E3.39 |
| UNIT 19, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 179.3   | 6141   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E34.25 | E3.18 |
| UNIT 20, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 132.1   | 6886   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E52.13 | E4.84 |
| UNIT 21, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 112.5   | 5865   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E52.13 | E4.84 |
| UNIT 24, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 112.4   | 5859   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E52.13 | E4.84 |
| UNIT 25, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 111.7   | 5823   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E52.13 | E4.84 |
| UNITS 26-27, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                    | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 217.9   | 10741  | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E49.29 | E4.58 |
| UNIT 28, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 90      | 5072   | 0 | 1 | 0 | 0 | 0  | 0 | 0 | 0 |    | E56.36 | E5.24 |
| UNIT 29, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 90.9    | 5122   | 0 | 1 | 0 | 0 | 0  | 0 | 0 | 0 |    | E56.35 | E5.23 |
| UNIT 30, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 90.9    | 5122   | 0 | 1 | 0 | 0 | 0  | 0 | 0 | 0 |    | E56.35 | E5.23 |
| UNIT 31, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 90.7    | 5111   | 0 | 1 | 0 | 0 | 0  | 0 | 0 | 0 |    | E56.35 | E5.23 |
| UNIT 32, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 90      | 5072   | 0 | 1 | 0 | 0 | 0  | 0 | 0 | 0 |    | E56.36 | E5.24 |
| UNIT 33, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 138.9   | 7241   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E52.13 | E4.84 |
| UNIT 34, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 135.5   | 7486   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E55.25 | E5.13 |
| UNIT 35, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 138.9   | 7241   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E52.13 | E4.84 |
| UNIT 36, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 138.9   | 7241   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E52.13 | E4.84 |
| UNIT 37, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 138.9   | 7241   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E52.13 | E4.84 |
| UNIT 38, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                        | CRAMLINGTON | NE23 1WP | WORKSHOP AND PREMISES          | IF3 |  | 138.9   | 7241   | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E52.13 | E4.84 |
| UNITS 22 - 23, ATLEY BUSINESS PARK, CRAMLINGTON, NORTHD                  | CRAMLINGTON | NE23 1WP | WAREHOUSE, OFFICE AND PREMISES | CWO |  | 213.8   | 10535  | 0 | 0 | 1 | 0 | 0  | 0 | 0 | 0 |    | E49.28 | E4.58 |



**APPENDIX 2  
INDUSTRIAL STOCK**

|   |             |          |                                  |      |         |        |          |          |           |           |           |           |           |          |            |        |       |
|---|-------------|----------|----------------------------------|------|---------|--------|----------|----------|-----------|-----------|-----------|-----------|-----------|----------|------------|--------|-------|
| UNIT 2T, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1WG | WORKSHOP AND PREMISES            | IF3  | 812.9   | 18002  | 0        | 0        | 0         | 0         | 1         | 0         | 0         | 0        | 0          | £22.15 | £2.06 |
| UNIT 2Y/Z, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL     | CRAMLINGTON | NE23 1WG | WAREHOUSE AND PREMISES           | CW   | 2754.64 | 54322  | 0        | 0        | 0         | 0         | 0         | 0         | 1         | 0        | 0          | £19.72 | £1.83 |
| UNITS 1A +1R, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL  | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3W | 631.7   | 14696  | 0        | 0        | 0         | 0         | 1         | 0         | 0         | 0        | 0          | £23.26 | £2.16 |
| 1E, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL ESTATE,    | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 836.1   | 18515  | 0        | 0        | 0         | 0         | 1         | 0         | 0         | 0        | 0          | £22.14 | £2.06 |
| 1H, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL ESTATE,    | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 557.4   | 12968  | 0        | 0        | 0         | 0         | 1         | 0         | 0         | 0        | 0          | £23.27 | £2.16 |
| 1M, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL ESTATE,    | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 1114.8  | 23310  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £20.91 | £1.94 |
| 1N, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL ESTATE,    | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 1114.8  | 23310  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £20.91 | £1.94 |
| UNIT 4E, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 3455.51 | 62159  | 0        | 0        | 0         | 0         | 0         | 0         | 1         | 0        | 0          | £17.99 | £1.67 |
| UNITS 1S & 1T, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 1255.22 | 26818  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £21.37 | £1.98 |
| UNIT 1L, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 1393.5  | 29137  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £20.91 | £1.94 |
| UNIT 2N, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 315.9   | 8694   | 0        | 0        | 0         | 1         | 0         | 0         | 0         | 0        | 0          | £27.52 | £2.56 |
| UNITS 2K-2M, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL   | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 2428.98 | 44347  | 0        | 0        | 0         | 0         | 0         | 0         | 1         | 0        | 0          | £18.26 | £1.70 |
| UNIT 2D, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 1080.9  | 22873  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £21.16 | £1.97 |
| UNIT 2F, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 599.2   | 13940  | 0        | 0        | 0         | 0         | 1         | 0         | 0         | 0        | 0          | £23.26 | £2.16 |
| UNITS 1F & 1G, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 1610.9  | 33861  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £21.02 | £1.95 |
| UNIT 2C, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 947.6   | 20985  | 0        | 0        | 0         | 0         | 1         | 0         | 0         | 0        | 0          | £22.15 | £2.06 |
| UNIT 3K, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 515.46  | 12893  | 0        | 0        | 0         | 0         | 1         | 0         | 0         | 0        | 0          | £25.01 | £2.32 |
| UNIT 3H, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 1350.5  | 28376  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £21.01 | £1.95 |
| UNIT 1J, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 557.4   | 13651  | 0        | 0        | 0         | 0         | 1         | 0         | 0         | 0        | 0          | £24.49 | £2.28 |
| UNIT 1K, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 375.5   | 10777  | 0        | 0        | 0         | 1         | 0         | 0         | 0         | 0        | 0          | £28.70 | £2.67 |
| UNIT 2U, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 964.68  | 23482  | 0        | 0        | 0         | 0         | 1         | 0         | 0         | 0        | 0          | £24.34 | £2.26 |
| UNIT 2W, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 303.91  | 9781   | 0        | 0        | 0         | 1         | 0         | 0         | 0         | 0        | 0          | £32.18 | £2.99 |
| UNIT 2X, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WORKSHOP AND PREMISES            | IF3  | 1513.9  | 31353  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £20.71 | £1.92 |
| UNIT 2H, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | FACTORY AND PREMISES             | IF   | 915.1   | 20264  | 0        | 0        | 0         | 0         | 1         | 0         | 0         | 0        | 0          | £22.14 | £2.06 |
| UNIT 3E 3F 3J, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL | CRAMLINGTON | NE23 1JT | WAREHOUSE, WORKSHOP AND PREMISES | CWW  | 6702    | 112440 | 0        | 0        | 0         | 0         | 0         | 0         | 0         | 1        | 0          | £16.78 | £1.56 |
| UNIT 1D, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 1211.76 | 25526  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £21.07 | £1.96 |
| UNIT 1C, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 1204.86 | 26959  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £22.38 | £2.08 |
| UNIT 1B, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 1213.1  | 25365  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £20.91 | £1.94 |
| UNIT 2A, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 1337.8  | 27973  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £20.91 | £1.94 |
| UNIT 2E, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 315.9   | 8694   | 0        | 0        | 0         | 1         | 0         | 0         | 0         | 0        | 0          | £27.52 | £2.56 |
| UNIT 2R -2R1, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL  | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 1361    | 28458  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £20.91 | £1.94 |
| UNIT 2B, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 1263.5  | 26419  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £20.91 | £1.94 |
| UNITS 2O & 2P, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 631.8   | 15472  | 0        | 0        | 0         | 0         | 1         | 0         | 0         | 0        | 0          | £24.49 | £2.28 |
| UNITS 2G 2I 2J & 2V, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON      | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 4974.92 | 80693  | 0        | 0        | 0         | 0         | 0         | 0         | 1         | 0        | 0          | £16.22 | £1.51 |
| UNIT 2S1, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL      | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 2161.57 | 41543  | 0        | 0        | 0         | 0         | 0         | 0         | 1         | 0        | 0          | £19.22 | £1.79 |
| UNIT 2S1A, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL     | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 2291.22 | 44230  | 0        | 0        | 0         | 0         | 0         | 0         | 1         | 0        | 0          | £19.30 | £1.79 |
| UNIT 3C, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 7587.2  | 119911 | 0        | 0        | 0         | 0         | 0         | 0         | 0         | 1        | 0          | £15.80 | £1.47 |
| UNITS 3A-3B, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL   | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 4998.8  | 71112  | 0        | 0        | 0         | 0         | 0         | 0         | 1         | 0        | 0          | £14.23 | £1.32 |
| UNIT 3D, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 2767.39 | 55222  | 0        | 0        | 0         | 0         | 0         | 0         | 1         | 0        | 0          | £19.95 | £1.85 |
| UNIT 3N, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 2188.1  | 61815  | 0        | 0        | 0         | 0         | 0         | 0         | 1         | 0        | 0          | £28.25 | £2.62 |
| UNIT 6K & L, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL   | CRAMLINGTON | NE23 1JT | WAREHOUSE AND PREMISES           | CW   | 147.62  | 6315   | 0        | 0        | 1         | 0         | 0         | 0         | 0         | 0        | 0          | £42.78 | £3.97 |
| NT76/14C, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON,         | CRAMLINGTON | NE23 1WA | WORKSHOP AND PREMISES            | IF3  | 139.5   | 6703   | 0        | 0        | 1         | 0         | 0         | 0         | 0         | 0        | 0          | £48.05 | £4.46 |
| NT76/13C, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON,         | CRAMLINGTON | NE23 1WA | WORKSHOP AND PREMISES            | IF3  | 139.5   | 6703   | 0        | 0        | 1         | 0         | 0         | 0         | 0         | 0        | 0          | £48.05 | £4.46 |
| NT76/14D, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON,         | CRAMLINGTON | NE23 1WA | WORKSHOP AND PREMISES            | IF3  | 225.4   | 9503   | 0        | 0        | 1         | 0         | 0         | 0         | 0         | 0        | 0          | £42.16 | £3.92 |
| UNIT NT76/13D, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON,    | CRAMLINGTON | NE23 1WA | WORKSHOP AND PREMISES            | IF3  | 221.25  | 9328   | 0        | 0        | 1         | 0         | 0         | 0         | 0         | 0        | 0          | £42.16 | £3.92 |
| UNIT NT76/13E, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON,    | CRAMLINGTON | NE23 1WA | WORKSHOP AND PREMISES            | IF3  | 225     | 9486   | 0        | 0        | 1         | 0         | 0         | 0         | 0         | 0        | 0          | £42.16 | £3.92 |
| NT76/14B, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON,         | CRAMLINGTON | NE23 1WA | WORKSHOP AND PREMISES            | IF3  | 139.99  | 6727   | 0        | 0        | 1         | 0         | 0         | 0         | 0         | 0        | 0          | £48.05 | £4.46 |
| UNIT B776/3, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WA | FACTORY AND PREMISES             | IF   | 2639.3  | 77693  | 0        | 0        | 0         | 0         | 0         | 0         | 1         | 0        | 0          | £29.44 | £2.73 |
| NT76/8, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON, NORTH     | CRAMLINGTON | NE23 1WA | FACTORY AND PREMISES             | IF   | 3616.7  | 105911 | 0        | 0        | 0         | 0         | 0         | 0         | 1         | 0        | 0          | £29.28 | £2.72 |
| UNIT B776/9, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WA | FACTORY AND PREMISES             | IF   | 5165.6  | 148226 | 0        | 0        | 0         | 0         | 0         | 0         | 0         | 1        | 0          | £28.69 | £2.67 |
| NT76/19, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON, NORTH    | CRAMLINGTON | NE23 1WA | FACTORY AND PREMISES             | IF   | 2694.9  | 81789  | 0        | 0        | 0         | 0         | 0         | 0         | 1         | 0        | 0          | £30.35 | £2.82 |
| UNIT B776/11, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON,     | CRAMLINGTON | NE23 1WA | FACTORY AND PREMISES             | IF   | 2980.5  | 83590  | 0        | 0        | 0         | 0         | 0         | 0         | 1         | 0        | 0          | £28.05 | £2.61 |
| UNIT B776/13B, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON,    | CRAMLINGTON | NE23 1WA | FACTORY AND PREMISES             | IF   | 139.5   | 6703   | 0        | 0        | 1         | 0         | 0         | 0         | 0         | 0        | 0          | £48.05 | £4.46 |
| NT76/14E, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON,         | CRAMLINGTON | NE23 1WA | FACTORY AND PREMISES             | IF   | 225.5   | 9507   | 0        | 0        | 1         | 0         | 0         | 0         | 0         | 0        | 0          | £42.16 | £3.92 |
| NT76/12, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON, NORTH    | CRAMLINGTON | NE23 1WA | WAREHOUSE AND PREMISES           | CW   | 1327.5  | 39719  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £29.92 | £2.78 |
| UNIT B776/13A, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON,    | CRAMLINGTON | NE23 1WA | WAREHOUSE AND PREMISES           | CW   | 139.5   | 6703   | 0        | 0        | 1         | 0         | 0         | 0         | 0         | 0        | 0          | £48.05 | £4.46 |
| NT76/14A, ATLEY WAY, NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON,         | CRAMLINGTON | NE23 1WA | WAREHOUSE AND PREMISES           | CW   | 139.5   | 6703   | 0        | 0        | 1         | 0         | 0         | 0         | 0         | 0        | 0          | £48.05 | £4.46 |
| UNIT 6G, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 9JT | RETAIL UNIT AND PREMISES         | IF3  | 113     | 4477   | 0        | 0        | 1         | 0         | 0         | 0         | 0         | 0        | 0          | £39.62 | £3.68 |
| <b>NELSON PARK EAST</b>   |             |          |                                  |      |         |        | <b>2</b> | <b>8</b> | <b>40</b> | <b>13</b> | <b>12</b> | <b>15</b> | <b>13</b> | <b>4</b> | <b>107</b> |        |       |
| AVERY DENNISON, NELSON WAY, NELSON INDUSTRIAL ESTATE, CRAMLINGTON,        | CRAMLINGTON | NE23 1BL | FACTORY AND PREMISES             | IF   | 20775.6 | 403400 | 0        | 0        | 0         | 0         | 0         | 0         | 0         | 1        | 0          | £19.42 | £1.80 |
| UNIT B776/36 CROW HALL ROAD, NELSON WAY, NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WH | FACTORY AND PREMISES             | IF   | 7665.1  | 230195 | 0        | 0        | 0         | 0         | 0         | 0         | 0         | 1        | 0          | £30.03 | £2.79 |
| RANDSTAD HOUSE, CROWHALL ROAD, NELSON PARK, CRAMLINGTON, NORTH            | CRAMLINGTON | NE23 1WH | FACTORY AND PREMISES             | IF   | 2285.97 | 79711  | 0        | 0        | 0         | 0         | 0         | 0         | 1         | 0        | 0          | £34.87 | £3.24 |
| <b>SOUTH NELSON</b>   |             |          |                                  |      |         |        | <b>0</b> | <b>0</b> | <b>0</b>  | <b>0</b>  | <b>0</b>  | <b>0</b>  | <b>1</b>  | <b>2</b> | <b>3</b>   |        |       |
| STORAGE EQUIPMENT SAFETY SERVICES, SOUTH NELSON ROAD, CRAMLINGTON,        | CRAMLINGTON | NE23 1EG | FACTORY AND PREMISES             | IF   | 1086.7  | 36088  | 0        | 0        | 0         | 0         | 0         | 1         | 0         | 0        | 0          | £33.21 | £3.09 |

## APPENDIX 2

### INDUSTRIAL STOCK

|  |             |          |                                      |     |         |       |   |   |    |    |   |   |   |   |    |  |         |        |
|--|-------------|----------|--------------------------------------|-----|---------|-------|---|---|----|----|---|---|---|---|----|--|---------|--------|
| ADVANCED ENGINEERING SOLUTIONS LTD, SOUTH NELSON ROAD, SOUTH NELSON      | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 668.1   | 27605 | 0 | 0 | 0  | 0  | 1 | 0 | 0 | 0 |    |  | F£41.32 | E£3.84 |
| UNIT 4, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD             | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 482.3   | 18091 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£37.51 | E£3.48 |
| UNIT 6, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD             | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 873.7   | 29291 | 0 | 0 | 0  | 0  | 1 | 0 | 0 | 0 |    |  | F£33.53 | E£3.11 |
| UNIT 8, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD             | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 469.7   | 18006 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£38.34 | E£3.56 |
| UNITS 11-12, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 489.1   | 16992 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£34.74 | E£3.23 |
| UNIT 17, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD            | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 253     | 10666 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£42.16 | E£3.92 |
| UNIT 13, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD            | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 250.3   | 10553 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£42.16 | E£3.92 |
| UNIT 14, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD            | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 250.3   | 10553 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£42.16 | E£3.92 |
| UNIT 2X, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,              | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 549.6   | 18999 | 0 | 0 | 0  | 0  | 1 | 0 | 0 | 0 |    |  | F£34.57 | E£3.21 |
| UNIT B776/54C, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 223.85  | 9761  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£43.61 | E£4.05 |
| UNIT B776/54D, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 153.97  | 8187  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£53.17 | E£4.94 |
| UNIT B776/54A, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 294.7   | 11932 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£40.49 | E£3.76 |
| UNIT B776/54B, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 154     | 8187  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£53.16 | E£4.94 |
| UNIT B776/57A, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 294.7   | 11932 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£40.49 | E£3.76 |
| UNIT B776/57B, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 189.1   | 8518  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£45.04 | E£4.18 |
| UNIT B776/57C, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 189.1   | 8518  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£45.04 | E£4.18 |
| UNIT B776/57D, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 189.1   | 8518  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£45.04 | E£4.18 |
| UNIT B776/55A, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 53.4    | 3191  | 0 | 1 | 0  | 0  | 0 | 0 | 0 | 0 |    |  | F£59.76 | E£5.55 |
| UNIT B776/58A, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 189.1   | 8518  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£45.04 | E£4.18 |
| UNIT B776/55D, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 53.4    | 3191  | 0 | 1 | 0  | 0  | 0 | 0 | 0 | 0 |    |  | F£59.76 | E£5.55 |
| UNIT B776/59B, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 119.8   | 6043  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£50.44 | E£4.69 |
| UNIT B776/59C, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 119.8   | 6043  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£50.44 | E£4.69 |
| UNIT B776/59D, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 48.3    | 3157  | 1 | 0 | 0  | 0  | 0 | 0 | 0 | 0 |    |  | F£65.36 | E£6.07 |
| UNIT B776/59F, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 119.8   | 6043  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£50.44 | E£4.69 |
| UNIT B776/59G, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 119.8   | 6043  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£50.44 | E£4.69 |
| UNIT B776/59H, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 63.1    | 3374  | 0 | 1 | 0  | 0  | 0 | 0 | 0 | 0 |    |  | F£53.47 | E£4.97 |
| UNIT B776/55E, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 53.4    | 3191  | 0 | 1 | 0  | 0  | 0 | 0 | 0 | 0 |    |  | F£59.76 | E£5.55 |
| UNIT B776/60A, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 294.7   | 11932 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£40.49 | E£3.76 |
| UNIT B776/60B, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 189.1   | 8518  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£45.04 | E£4.18 |
| UNIT B776/60C, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 189.1   | 8518  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£45.04 | E£4.18 |
| UNIT B776/55H, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 53.4    | 3191  | 0 | 1 | 0  | 0  | 0 | 0 | 0 | 0 |    |  | F£59.76 | E£5.55 |
| UNIT B776/56A, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 201.3   | 8627  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£42.86 | E£3.98 |
| B776/56B, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,             | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 154     | 8187  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£53.16 | E£4.94 |
| UNIT B776/56C, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 153.97  | 8187  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£53.17 | E£4.94 |
| UNIT B776/56D, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 233.21  | 11207 | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£48.06 | E£4.46 |
| MILLER UK LTD, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD      | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 1783.8  | 55499 | 0 | 0 | 0  | 0  | 0 | 1 | 0 | 0 |    |  | F£31.11 | E£2.89 |
| UNIT B776/55C, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 102.5   | 5779  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£56.38 | E£5.24 |
| UNIT B776/55B, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 142.1   | 5556  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£39.10 | E£3.63 |
| UNIT B776/55G, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 102.5   | 5779  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£56.38 | E£5.24 |
| UNIT B776/55F, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WORKSHOP AND PREMISES                | IF3 | 102.5   | 5779  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£56.38 | E£5.24 |
| UNIT 5, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD             | CRAMLINGTON | NE23 1WF | FACTORY AND PREMISES                 | IF  | 482.3   | 17637 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£36.57 | E£3.40 |
| UNITS 1 & 1A, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD       | CRAMLINGTON | NE23 1WF | FACTORY AND PREMISES                 | IF  | 1112.6  | 32059 | 0 | 0 | 0  | 0  | 0 | 1 | 0 | 0 |    |  | F£28.81 | E£2.68 |
| UNIT 3, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD             | CRAMLINGTON | NE23 1WF | FACTORY AND PREMISES                 | IF  | 472.4   | 17720 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£37.51 | E£3.48 |
| UNIT 2, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD             | CRAMLINGTON | NE23 1WF | FACTORY AND PREMISES                 | IF  | 1359.53 | 39792 | 0 | 0 | 0  | 0  | 0 | 1 | 0 | 0 |    |  | F£29.27 | E£2.72 |
| UNIT 6B, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD            | CRAMLINGTON | NE23 1WF | FACTORY AND PREMISES                 | IF  | 1000.6  | 32476 | 0 | 0 | 0  | 0  | 0 | 1 | 0 | 0 |    |  | F£32.46 | E£3.02 |
| UNIT 7, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD             | CRAMLINGTON | NE23 1WF | FACTORY AND PREMISES                 | IF  | 1093.87 | 33581 | 0 | 0 | 0  | 0  | 0 | 1 | 0 | 0 |    |  | F£30.70 | E£2.85 |
| UNIT 18, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD            | CRAMLINGTON | NE23 1WF | FACTORY AND PREMISES                 | IF  | 241.5   | 10182 | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£42.16 | E£3.92 |
| UNIT 19, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD            | CRAMLINGTON | NE23 1WF | FACTORY AND PREMISES                 | IF  | 246.7   | 10401 | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£42.16 | E£3.92 |
| UNIT 20, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD            | CRAMLINGTON | NE23 1WF | FACTORY AND PREMISES                 | IF  | 299.4   | 11465 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£38.29 | E£3.56 |
| UNIT B776/58B, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | FACTORY AND PREMISES                 | IF  | 294.7   | 11932 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£40.49 | E£3.76 |
| UNITS 2-3 & 5, SOUTH NELSON ROAD, RHODES COURT, SOUTH NELSON IND ESTATE, | CRAMLINGTON | NE23 1WF | FACTORY AND PREMISES                 | IF  | 1894.86 | 51353 | 0 | 0 | 0  | 0  | 0 | 1 | 0 | 0 |    |  | F£27.10 | E£2.52 |
| UNIT 1, SOUTH NELSON ROAD, RHODES COURT, SOUTH NELSON IND ESTATE,        | CRAMLINGTON | NE23 1WF | FACTORY AND PREMISES                 | IF  | 1244.2  | 35332 | 0 | 0 | 0  | 0  | 0 | 1 | 0 | 0 |    |  | F£28.40 | E£2.64 |
| UNIT 4 RHODES COURT, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,  | CRAMLINGTON | NE23 1WF | FACTORY AND PREMISES                 | IF  | 581.6   | 19687 | 0 | 0 | 0  | 0  | 1 | 0 | 0 | 0 |    |  | F£33.85 | E£3.14 |
| UNIT 22, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD            | CRAMLINGTON | NE23 1WF | WAREHOUSE AND PREMISES               | CW  | 162.8   | 8698  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£53.43 | E£4.96 |
| MMC (EUROPE) LTD, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,     | CRAMLINGTON | NE23 1WF | WAREHOUSE AND PREMISES               | CW  | 355.1   | 16018 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£45.11 | E£4.19 |
| UNIT B776/59A, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WAREHOUSE AND PREMISES               | CW  | 53.4    | 3191  | 0 | 1 | 0  | 0  | 0 | 0 | 0 | 0 |    |  | F£59.76 | E£5.55 |
| UNIT B776/59E, SOUTH NELSON ROAD, SOUTH NELSON INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WF | WAREHOUSE AND PREMISES               | CW  | 53.4    | 3191  | 0 | 1 | 0  | 0  | 0 | 0 | 0 | 0 |    |  | F£59.76 | E£5.55 |
| UNIT 9, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD             | CRAMLINGTON | NE23 1WF | WAREHOUSE AND PREMISES               | CW  | 464.8   | 17433 | 0 | 1 | 0  | 0  | 1 | 0 | 0 | 0 |    |  | F£37.51 | E£3.48 |
| STORE 1 PT UNIT 10, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD | CRAMLINGTON | NE23 1WF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 144.17  | 5396  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£37.43 | E£3.48 |
| STORE 2 PT UNIT 10, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD | CRAMLINGTON | NE23 1WF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 129.13  | 4692  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£36.34 | E£3.38 |
| WORKSHOP 3 PT UNIT 10, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON,     | CRAMLINGTON | NE23 1WF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 288.98  | 10154 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£35.14 | E£3.26 |
| UNITS 15 & 16, SOUTH NELSON INDUSTRIAL ESTATE, C RAMLINGTON, NORTHD      | CRAMLINGTON | NE23 1WF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 497     | 18643 | 0 | 0 | 0  | 1  | 0 | 0 | 0 | 0 |    |  | F£37.51 | E£3.48 |
| NELSON PARK  |             |          |                                      |     |         |       | 1 | 7 | 26 | 17 | 4 | 8 | 0 | 0 | 63 |  |         |        |
| NT76/16B, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, C RAMLINGTON,     | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES                | IF3 | 110.9   | 6016  | 0 | 0 | 1  | 0  | 0 | 0 | 0 | 0 |    |  | F£54.25 | E£5.04 |

**APPENDIX 2  
INDUSTRIAL STOCK**

|  |             |          |                        |     |         |        |   |   |   |   |   |   |   |   |   |   |   |        |       |
|--|-------------|----------|------------------------|-----|---------|--------|---|---|---|---|---|---|---|---|---|---|---|--------|-------|
| NT76/16C, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 110.9   | 6016   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £54.25 | £5.04 |
| NT76/16D, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 110.9   | 6016   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £54.25 | £5.04 |
| NT76/16E, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 76.5    | 4485   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.63 | £5.45 |
| NT76/16F, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 76.5    | 4485   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.63 | £5.45 |
| NT76/16A, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 110.9   | 6619   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £59.68 | £5.54 |
| NT76/23B & C, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,  | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 207.55  | 10149  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £48.90 | £4.54 |
| NT76/23D, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 138.3   | 7503   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £54.25 | £5.04 |
| NT76/27, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,       | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 1269.93 | 44439  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £34.99 | £3.25 |
| UNIT NT76/15A, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE,              | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 333.6   | 14701  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £44.07 | £4.09 |
| UNIT NT76/15B, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE,              | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 110.3   | 5984   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £54.25 | £5.04 |
| NT76/17B, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 93.1    | 5458   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.63 | £5.45 |
| UNIT NT76/15C, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE,              | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 154.9   | 8137   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £52.53 | £4.88 |
| UNIT BT76/17F, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON, | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 93.1    | 5458   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.63 | £5.45 |
| UNIT 18D, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 56.2    | 3295   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.63 | £5.45 |
| UNIT 18E, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 56.2    | 3295   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.63 | £5.45 |
| NT76/18H, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 56.3    | 3301   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.63 | £5.45 |
| NT76/17D, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 94.5    | 5541   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.63 | £5.45 |
| NT76/17E, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 94.5    | 5541   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.63 | £5.45 |
| UNIT NT76/22A, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE,              | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 228.9   | 10896  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £47.60 | £4.42 |
| UNIT NT76/22B, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE,              | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 224.4   | 10681  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £47.60 | £4.42 |
| UNIT NT76/22C, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE,              | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 153.4   | 8138   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £53.05 | £4.93 |
| NT76/23G, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 69      | 4045   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.62 | £5.45 |
| NT76/33B, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 285.8   | 12495  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £43.72 | £4.06 |
| NT76/33C & 33D, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE,             | CRAMLINGTON | NE23 1WE | WORKSHOP AND PREMISES  | IF3 | 739     | 25673  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £34.74 | £3.23 |
| NT76/25, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,       | CRAMLINGTON | NE23 1WE | FACTORY AND PREMISES   | IF  | 1041.5  | 35548  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £34.13 | £3.17 |
| NT76/5, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,        | CRAMLINGTON | NE23 1WE | FACTORY AND PREMISES   | IF  | 3271.6  | 90765  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | £27.74 | £2.58 |
| NT76/17C, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | FACTORY AND PREMISES   | IF  | 93.1    | 5458   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.63 | £5.45 |
| NT76/32A-B, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,    | CRAMLINGTON | NE23 1WE | FACTORY AND PREMISES   | IF  | 1203.6  | 42868  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £35.62 | £3.31 |
| NT76/24A, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | FACTORY AND PREMISES   | IF  | 537     | 21742  | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £40.49 | £3.76 |
| NT76/24B, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | FACTORY AND PREMISES   | IF  | 469.4   | 20200  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £43.03 | £4.00 |
| NT76/24C, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | FACTORY AND PREMISES   | IF  | 469.4   | 20200  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £43.03 | £4.00 |
| BT76/41B, COLBOURNE CRESCENT, NELSON PARK INDUSTRIAL ESTATE,             | CRAMLINGTON | NE23 1WE | FACTORY AND PREMISES   | IF  | 593.6   | 26975  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £45.44 | £4.22 |
| UNIT BT76/42, COLBOURNE CRESCENT, NELSON PARK INDUSTRIAL ESTATE,         | CRAMLINGTON | NE23 1WE | FACTORY AND PREMISES   | IF  | 1225.5  | 46203  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £37.70 | £3.50 |
| NT76/31, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,       | CRAMLINGTON | NE23 1WE | FACTORY AND PREMISES   | IF  | 1419.5  | 44359  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £31.25 | £2.90 |
| NT76/33A, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | FACTORY AND PREMISES   | IF  | 605.9   | 22794  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £37.62 | £3.49 |
| BT76/41A, COLBOURNE CRESCENT, NELSON PARK INDUSTRIAL ESTATE,             | CRAMLINGTON | NE23 1WE | FACTORY AND PREMISES   | IF  | 613.8   | 26092  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £42.51 | £3.95 |
| NT76/35, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,       | CRAMLINGTON | NE23 1WE | FACTORY AND PREMISES   | IF  | 1091.6  | 38988  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £35.72 | £3.32 |
| NT76/18A, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WAREHOUSE AND PREMISES | CW  | 56.3    | 3301   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.63 | £5.45 |
| NT76/6, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,        | CRAMLINGTON | NE23 1WE | WAREHOUSE AND PREMISES | CW  | 1777.8  | 61768  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £34.74 | £3.23 |
| NT76/5A, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,       | CRAMLINGTON | NE23 1WE | WAREHOUSE AND PREMISES | CW  | 1989.1  | 49566  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £24.91 | £2.31 |
| NT76/17A, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WAREHOUSE AND PREMISES | CW  | 93.1    | 5458   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.63 | £5.45 |
| NT76/18B, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WAREHOUSE AND PREMISES | CW  | 56.3    | 3301   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.63 | £5.45 |
| UNIT BT76/18C, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE,              | CRAMLINGTON | NE23 1WE | WAREHOUSE AND PREMISES | CW  | 56.3    | 3301   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.63 | £5.45 |
| NT76/18F & NT76/18G, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WE | WAREHOUSE AND PREMISES | CW  | 112.12  | 6423   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £57.29 | £5.32 |
| NT76/23A, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,      | CRAMLINGTON | NE23 1WE | WAREHOUSE AND PREMISES | CW  | 69      | 4045   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £58.62 | £5.45 |
| NT76/23E-F, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,    | CRAMLINGTON | NE23 1WE | WAREHOUSE AND PREMISES | CW  | 203     | 10791  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £53.16 | £4.94 |
| NT76/34, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,       | CRAMLINGTON | NE23 1WE | WAREHOUSE AND PREMISES | CW  | 823.8   | 28515  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £34.61 | £3.22 |
| UNIT 3, COLBOURNE AVENUE, NELSON PARK NETWORK CENTRE, NELSON PARK        | CRAMLINGTON | NE23 1WD | WORKSHOP AND PREMISES  | IF3 | 180.4   | 10202  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £56.55 | £5.25 |
| UNIT 4, COLBOURNE AVENUE, NELSON PARK NETWORK CENTRE, NELSON PARK        | CRAMLINGTON | NE23 1WD | WORKSHOP AND PREMISES  | IF3 | 303.7   | 15911  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £52.39 | £4.87 |
| UNIT 1, COLBOURNE AVENUE, NELSON PARK NETWORK CENTRE, NELSON PARK        | CRAMLINGTON | NE23 1WD | WORKSHOP AND PREMISES  | IF3 | 304.1   | 15911  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £52.32 | £4.86 |
| UNIT 2, COLBOURNE AVENUE, NELSON PARK NETWORK CENTRE, NELSON PARK        | CRAMLINGTON | NE23 1WD | WORKSHOP AND PREMISES  | IF3 | 180.6   | 10384  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £57.50 | £5.34 |
| UNIT 5, COLBOURNE AVENUE, NELSON PARK NETWORK CENTRE, NELSON PARK        | CRAMLINGTON | NE23 1WD | WORKSHOP AND PREMISES  | IF3 | 243.1   | 12894  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £53.04 | £4.93 |
| UNIT 6, COLBOURNE AVENUE, NELSON PARK NETWORK CENTRE, NELSON PARK        | CRAMLINGTON | NE23 1WD | WORKSHOP AND PREMISES  | IF3 | 240.8   | 13177  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £54.72 | £5.08 |
| UNIT 7, COLBOURNE AVENUE, NELSON PARK NETWORK CENTRE, NELSON PARK        | CRAMLINGTON | NE23 1WD | WORKSHOP AND PREMISES  | IF3 | 309     | 14121  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £45.70 | £4.25 |
| UNIT BT76/45, COLBOURNE AVENUE, NELSON PARK INDUSTRIAL ESTATE,           | CRAMLINGTON | NE23 1WD | FACTORY AND PREMISES   | IF  | 5658.5  | 183512 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | £32.43 | £3.01 |
| UNIT BT76/46, COLBOURNE AVENUE, NELSON PARK INDUSTRIAL ESTATE,           | CRAMLINGTON | NE23 1WD | FACTORY AND PREMISES   | IF  | 3707.8  | 131454 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | £35.45 | £3.29 |
| COLBOURNE HOUSE, COLBOURNE AVENUE, NELSON PARK INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WD | FACTORY AND PREMISES   | IF  | 12262.5 | 349070 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | £28.47 | £2.64 |
| UNIT BT76/49, COLBOURNE AVENUE, NELSON PARK INDUSTRIAL ESTATE,           | CRAMLINGTON | NE23 1WD | FACTORY AND PREMISES   | IF  | 5344.4  | 176889 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | £33.10 | £3.07 |
| 74, COLBOURNE AVENUE, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,        | CRAMLINGTON | NE23 1WD | WAREHOUSE AND PREMISES | CW  | 982.2   | 37754  | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £38.44 | £3.57 |
| UNIT BT76/38, COLBOURNE CRESCENT, NELSON PARK INDUSTRIAL ESTATE,         | CRAMLINGTON | NE23 1WB | FACTORY AND PREMISES   | IF  | 1216.2  | 45223  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £37.18 | £3.45 |
| UNIT BT76/40A, COLBOURNE CRESCENT, NELSON PARK INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WB | FACTORY AND PREMISES   | IF  | 332.21  | 15095  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £45.44 | £4.22 |
| UNIT BT76/40B, COLBOURNE CRESCENT, NELSON PARK INDUSTRIAL ESTATE,        | CRAMLINGTON | NE23 1WB | FACTORY AND PREMISES   | IF  | 319.68  | 14958  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £46.79 | £4.35 |
| UNIT BT76/39A & B, COLBOURNE CRESCENT, NELSON PARK INDUSTRIAL ESTATE,    | CRAMLINGTON | NE23 1WB | FACTORY AND PREMISES   | IF  | 1264.9  | 48616  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £38.43 | £3.57 |
| UNIT BT76/43, COLBOURNE CRESCENT, NELSON PARK INDUSTRIAL ESTATE,         | CRAMLINGTON | NE23 1WB | WAREHOUSE AND PREMISES | CW  | 1298.6  | 47593  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £36.65 | £3.40 |



## APPENDIX 2

### INDUSTRIAL STOCK

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| J75, COLBOURNE AVENUE, NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON, | CRAMLINGTON | NE23 1WP | WAREHOUSE AND PREMISES |  |  |  | 1482.6 | 53879 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|-------------|----------|------------------------|--|--|--|--------|-------|---|---|---|---|---|---|---|---|---|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

**APPENDIX 2  
INDUSTRIAL STOCK**

| ADDRESS   |           | POSTCODE | DESCRIPTION                          | PSD CODE | TOTAL<br>AREA (sq<br>m) | TOTAL<br>VALUE | < 60 | 60 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |    | Rent per sq | Rent psf |
|---|-----------|----------|--------------------------------------|----------|-------------------------|----------------|------|----------|-----------|-----------|------------|-------------|-------------|--------|----|-------------|----------|
| <b>PONTELAND</b>  |           |          |                                      |          |                         |                |      |          |           |           |            |             |             |        |    |             |          |
| KIRKLEY CYCLES, THORNEYFORD FARM, KIRKLEY, NEWCASTLE UPON TYNE          |           | NE20 0AJ | WORKSHOP AND PREMISES                | IF3      | 221.81                  | 2725           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £12.29      | £1.14    |
| STAN DAWSON LTD, KIRKLEY SAWMILL, KIRKLEY, NEWCASTLE UPON TYNE          |           | NE20 0BD | SAWMILL AND PREMISES                 | IF       | 2496.6                  | 25628          | 0    | 0        | 0         | 0         | 0          | 0           | 1           | 0      |    | £10.27      | £0.95    |
| KIRKLEY TREATMENT CENTRE, KIRKLEY SAWMILL, KIRKLEY, NEWCASTLE UPON TYNE |           | NE20 0BD | WORKSHOP AND PREMISES                | IF3      | 165.4                   | 4436           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £26.82      | £2.49    |
| BOX IT NORTH, WEST NEWHAM, PONTELAND, NEWCASTLE UPON TYNE               |           | NE20 0DJ | WAREHOUSE AND PREMISES               | CW       | 884.43                  | 15044          | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      |    | £17.01      | £1.58    |
| ARCADE GARAGE, BELSAY, NEWCASTLE UPON TYNE                              |           | NE20 0DN | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 78.2                    | 1064           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £13.61      | £1.26    |
| UNIT 1 BELSAY WORKSHOPS, BELSAY, NEWCASTLE UPON TYNE                    |           | NE20 0DN | WORKSHOP AND PREMISES                | IF3      | 59.8                    | 2604           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £43.55      | £4.05    |
| UNIT 2 BELSAY WORKSHOPS, BELSAY, NEWCASTLE UPON TYNE                    |           | NE20 0DN | WORKSHOP AND PREMISES                | IF3      | 59.8                    | 2604           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £43.55      | £4.05    |
| UNIT 3 BELSAY WORKSHOPS, BELSAY, NEWCASTLE UPON TYNE                    |           | NE20 0DX | WORKSHOP AND PREMISES                | IF3      | 142.3                   | 5735           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £40.30      | £3.74    |
| THE GARAGE, BELSAY, NEWCASTLE UPON TYNE                                 |           | NE20 0DY | STORE AND PREMISES                   | CW3      | 80.5                    | 1070           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £13.29      | £1.23    |
| NORTH COUNTRY SERVICES, BOLAM KENNELS, BELSAY, NEWCASTLE UPON TYNE      |           | NE20 0HE | WORKSHOP AND PREMISES                | IF3      | 358.1                   | 4765           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £13.31      | £1.24    |
| HIGH HOUSE BREWERY, MATFEN HIGH HOUSE, MATFEN, NEWCASTLE UPON TYNE      |           | NE20 0RG | BREWERY & PREMISES                   | IX       | 144.4                   | 1743           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £12.07      | £1.12    |
| UNITS 1-5 STANDING STONE FARM, MATFEN, NEWCASTLE UPON TYNE              |           | NE20 0RQ | STORE AND PREMISES                   | CW3S     | 349.6                   | 9906           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £28.34      | £2.63    |
| WORKSHOP REAR OF NO 2, WALLRIDGE COTTAGES, INGOE, NEWCASTLE UPON TYNE   |           | NE20 0SY | WORKSHOP AND PREMISES                | IF3      | 21.56                   | 615            | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £28.53      | £2.65    |
| STEELFIX LTD, PRESTWICK, NEWCASTLE UPON TYNE                            | PONTELAND | NE20 9DA | WORKSHOP AND PREMISES                | IF3      | 341.1                   | 10142          | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £29.73      | £2.76    |
| R/O 11, MAIN STREET, PONTELAND, NEWCASTLE UPON TYNE                     | PONTELAND | NE20 9NH | WORKSHOP AND PREMISES                | IF3      | 18.38                   | 607            | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £33.03      | £3.07    |
| BANK TOP GARAGE, PRESTWICK, NEWCASTLE UPON TYNE                         | PONTELAND | NE20 9TX | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 320.79                  | 10551          | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £32.89      | £3.06    |
| THE BEACON, PRESTWICK, NEWCASTLE UPON TYNE                              | PONTELAND | NE20 9TX | GARAGE AND PREMISES                  | CG2      | 162.9                   | 6689           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £41.06      | £3.81    |
| CHAPPARK COTTAGE 4, PRESTWICK EAST FARM, PRESTWICK, NEWCASTLE UPON      | PONTELAND | NE20 9TX | WORKSHOP AND PREMISES                | IF3      | 43                      | 1875           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £43.60      | £4.05    |
|   |           |          |                                      |          |                         |                | 3    | 4        | 5         | 4         | 1          | 0           | 1           | 0      | 18 |             |          |
| UNITS 1 & 3 WEST END FARM, BERWICK HILL ROAD, PONTELAND, NEWCASTLE UPON |           | NE20 0JZ | WORKSHOP AND PREMISES                | IF3      | 92.3                    | 3821           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £41.40      | £3.85    |
|   |           |          |                                      |          |                         |                | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | 1  |             |          |
| A & K MOTORS, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE               | PONTELAND | NE20 9SD | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 177.65                  | 8250           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | 1  |             |          |
| UNIT 1 ABACUS HOUSE, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE        | PONTELAND | NE20 9SD | WAREHOUSE AND PREMISES               | CW       | 328.7                   | 14051          | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £46.44      | £4.31    |
| CONTRACT HOUSE, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE             | PONTELAND | NE20 9SD | WAREHOUSE AND PREMISES               | CW       | 1143.5                  | 49678          | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0      |    | £42.75      | £3.97    |
| D W TILLEY LTD, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE             | PONTELAND | NE20 9SD | WAREHOUSE AND PREMISES               | CW       | 1199                    | 32433          | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0      |    | £43.44      | £4.04    |
| PJ & K HEDLEY, HEDLEY HOUSE, MEADOWFIELD, PONTELAND, NEWCASTLE UPON     | PONTELAND | NE20 9SD | STORE AND PREMISES                   | CW3      | 56.65                   | 3936           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £27.05      | £2.51    |
| UNIT 2B, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND, NEWCASTLE UPON      | PONTELAND | NE20 9SD | STORE                                | CW3      | 37                      | 2069           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £69.48      | £6.45    |
| MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE                             | PONTELAND | NE20 9SD | FACTORY AND PREMISES                 | IF       | 1958.6                  | 57330          | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0      |    | £55.92      | £5.19    |
| MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE                             | PONTELAND | NE20 9SD | FACTORY AND PREMISES                 | IF       | 761.2                   | 25881          | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      |    | £29.27      | £2.72    |
| LAWSON'S FUSES LTD UNIT 1, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE  | PONTELAND | NE20 9SD | FACTORY AND PREMISES                 | IF       | 2099.1                  | 61120          | 0    | 0        | 0         | 0         | 0          | 0           | 1           | 0      |    | £34.00      | £3.16    |
| LAWSON'S FUSES LTD UNIT 2, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE  | PONTELAND | NE20 9SD | FACTORY & PREMISES                   | IF       | 1304.7                  | 37909          | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0      |    | £29.12      | £2.70    |
| P T H, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE                      | PONTELAND | NE20 9SD | WORKSHOP AND PREMISES                | IF3      | 490.3                   | 19156          | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £29.06      | £2.70    |
| WORKSHOP GND FLR, MEADOWFIELD HOUSE, MEADOWFIELD, PONTELAND,            | PONTELAND | NE20 9SD | WORKSHOP AND PREMISES                | IF3      | 64.07                   | 3430           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £39.07      | £3.63    |
| UNIT 2, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE  | PONTELAND | NE20 9SD | WORKSHOP AND PREMISES                | IF3      | 79.7                    | 4091           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £53.54      | £4.97    |
| UNIT 3, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE  | PONTELAND | NE20 9SD | WORKSHOP AND PREMISES                | IF3      | 91.7                    | 5541           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £51.33      | £4.77    |
| 1ST FLR UNIT 4, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND, NEWCASTLE    | PONTELAND | NE20 9SD | STUDIO AND PREMISES                  | IF3      | 70.14                   | 5085           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £60.43      | £5.61    |
| OFFICE 1 GND FLR UNIT 4, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,     | PONTELAND | NE20 9SD | OFFICE AND PREMISES                  | IF3      | 14.94                   | 1133           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £72.50      | £6.74    |
| OFFICE 2 GND FLR UNIT 4, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,     | PONTELAND | NE20 9SD | OFFICE AND PREMISES                  | IF3      | 10.71                   | 758            | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £75.84      | £7.05    |
| OFFICE 3 GND FLR UNIT 4, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,     | PONTELAND | NE20 9SD | OFFICE AND PREMISES                  | IF3      | 13.69                   | 1022           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.77      | £6.57    |
| SUITE 4 GND FLR UNIT 4, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,      | PONTELAND | NE20 9SD | OFFICES AND PREMISES                 | IF3      | 40.61                   | 3157           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £74.65      | £6.94    |
| UNIT 5, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE  | PONTELAND | NE20 9SD | WORKSHOP AND PREMISES                | IF3      | 79.6                    | 4514           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £77.74      | £7.22    |
| UNIT 6, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE  | PONTELAND | NE20 9SD | WORKSHOP AND PREMISES                | IF3      | 152.5                   | 5529           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £56.71      | £5.27    |
| UNIT 7, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE  | PONTELAND | NE20 9SD | WORKSHOP AND PREMISES                | IF3      | 162.54                  | 5892           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £36.26      | £3.37    |
| INKSVILLE, HEDLEY HOUSE, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE    | PONTELAND | NE20 9SD | WORKSHOP, OFFICE AND PREMISES        | IF30     | 61.25                   | 4229           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £36.25      | £3.37    |
| THE POST OFFICE, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE            | PONTELAND | NE20 9SD | SORTING OFFICE AND PREMISES          | IX       | 410.4                   | 15069          | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £69.04      | £6.41    |
| UNIT 7, MEADOWFIELD, PONTELAND, NEWCASTLE UPON TYNE                     | PONTELAND | NE20 9SJ | WAREHOUSE AND PREMISES               | CW       | 1703.1                  | 46864          | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0      |    | £36.72      | £3.41    |
|   |           |          |                                      |          |                         |                | 5    | 7        | 3         | 3         | 1          | 5           | 1           | 0      | 25 |             |          |
| BLACKSMITHS SHOP, HORSLEY, NEWCASTLE UPON TYNE                          |           | NE15 0NT | STORE AND PREMISES                   | CW3      | 63.8                    | 892            | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £27.52      | £2.56    |
| ADJ KEEPERS COTTAGE, TOWNE GATE, HEDDON-ON-THE-WALL, NEWCASTLE UPON     |           | NE15 0DT | STORES AND PREMISES                  | CW3      | 184.6                   | 1349           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £13.98      | £1.30    |
| WYLAM BREWERY LTD, SOUTH HOUGHTON FARM, HEDDON-ON-THE-WALL,             |           | NE15 0EZ | BREWERY AND PREMISES                 | IX       | 373.7                   | 3596           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £7.31       | £0.68    |
| UNIT 1, ALLERBURN FARM, EAST HEDDON, HEDDON-ON-THE-WALL, NEWCASTLE UPON |           | NE15 0HB | WORKSHOP AND PREMISES                | IF3      | 60                      | 1291           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £9.62       | £0.89    |
| UNIT 2, ALLERBURN FARM, EAST HEDDON, HEDDON-ON-THE-WALL, NEWCASTLE UPON |           | NE15 0HB | WORKSHOP AND PREMISES                | IF3      | 110.6                   | 2588           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £21.52      | £2.00    |
| HARLOW HILL GARAGE, HARLOW HILL, NEWCASTLE UPON TYNE                    |           | NE15 0QD | WORKSHOP AND PREMISES                | IF3      | 120.6                   | 2550           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £23.40      | £2.17    |
| R/O HENDERSON LODGE, EACHWICK, NEWCASTLE UPON TYNE                      |           | NE18 0BG | WORKSHOP AND PREMISES                | IF3      | 99.09                   | 3215           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £21.14      | £1.96    |
|   |           |          |                                      |          |                         |                | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £32.45      | £3.01    |

**APPENDIX 2  
INDUSTRIAL STOCK**

|  |         |          |                                      |      |          |        |    |    |    |   |   |   |   |   |    |        |       |
|--|---------|----------|--------------------------------------|------|----------|--------|----|----|----|---|---|---|---|---|----|--------|-------|
| BURNSIDE GARAGE, STAMFORDHAM, NEWCASTLE UPON TYNE                        |         | NE18 0PH | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 531.6    | 9222   | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 9  | £17.35 | £1.61 |
| WYLAM TILES & CRAFTS, R/O WYLAM GARAGE, WYLAM, NORTHD                    |         | NE41 8DN | WORKSHOP AND PREMISES                | IF3  | 54.1     | 1341   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £24.79 | £2.30 |
|  |         |          |                                      |      |          |        | 0  | 4  | 3  | 1 | 1 | 0 | 0 | 0 |    |        |       |
| UNIT 2 VALLUM FARM, EAST WALLHOUSES, MILITARY ROAD, HEDDON-ON-THE-WALL,  |         | NE18 0LL | WORKSHOP AND PREMISES                | IF3  | 81.2     | 2223   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £27.38 | £2.54 |
| UNIT 3 VALLUM FARM, EAST WALLHOUSES, MILITARY ROAD, HEDDON-ON-THE-WALL,  |         | NE18 0LL | DOG HYDROTHERAPY CENTRE              | IF3  | 85.7     | 3764   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £43.92 | £4.08 |
| UNIT 4 VALLUM FARM, EAST WALLHOUSES, MILITARY ROAD, HEDDON-ON-THE-WALL,  |         | NE18 0LL | WORKSHOP AND PREMISES                | IF3  | 60.7     | 1809   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £29.80 | £2.77 |
| UNIT 1 VALLUM FARM, EAST WALLHOUSES, MILITARY ROAD, HEDDON-ON-THE-WALL,  |         | NE18 0LL | SMOKEHOUSE AND PREMISES              | IF3  | 158      | 4632   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £29.32 | £2.72 |
| THE COWBARN UNIT 9 VALLUM FARM, EAST WALLHOUSES, MILITARY ROAD, HEDDON-  |         | NE18 0LL | WORKSHOP AND PREMISES                | IF3  | 65.36    | 3324   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £50.86 | £4.72 |
| THE COWBARN UNIT 10 VALLUM FARM, EAST WALLHOUSES, MILITARY ROAD, HEDDON- |         | NE18 0LL | OFFICES & PREMISES                   | IF3  | 72.68    | 3696   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £50.85 | £4.72 |
| THE COWBARN UNIT 11 VALLUM FARM, EAST WALLHOUSES, MILITARY ROAD, HEDDON- |         | NE18 0LL | OFFICE AND PREMISES                  | IF3  | 33.34    | 1873   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 10 | £56.18 | £5.22 |
| THE COWBARN UNIT 12 VALLUM FARM, EAST WALLHOUSES, MILITARY ROAD, HEDDON- |         | NE18 0LL | OFFICE AND PREMISES                  | IF3  | 40.45    | 2272   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £56.17 | £5.22 |
| THE COWBARN UNIT 7 VALLUM FARM, EAST WALLHOUSES, MILITARY ROAD, HEDDON-  |         | NE18 0LL | WORKSHOP AND PREMISES                | IF3  | 33.54    | 1884   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £56.17 | £5.22 |
| THE COWBARN UNIT 8 VALLUM FARM, EAST WALLHOUSES, MILITARY ROAD, HEDDON-  |         | NE18 0LL | WORKSHOP AND PREMISES                | IF3  | 70.28    | 3574   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £50.85 | £4.72 |
|  |         |          |                                      |      |          |        | 3  | 6  | 1  | 0 | 0 | 0 | 0 | 0 |    |        |       |
|  |         |          |                                      |      | 20851.66 | 584846 | 11 | 22 | 12 | 8 | 3 | 5 | 2 | 0 | 63 |        |       |
| <b>MORPETH</b>   |         |          |                                      |      |          |        |    |    |    |   |   |   |   |   |    |        |       |
| 1ST FLR 31-33, NEWGATE STREET, MORPETH, NORTHD                           | MORPETH | NE61 1AT | STORES AND PREMISES                  | CW3  | 84.9     | 4464   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 10 | £52.58 | £4.88 |
| 40B, NEWGATE STREET, MORPETH, NORTHD                                     | MORPETH | NE61 1BA | WORKSHOP AND PREMISES                | IF3  | 40.8     | 1040   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £25.49 | £2.37 |
| BOROUGH HALL, BOROUGH HALL, WELLWAY, MORPETH, NORTHD                     | MORPETH | NE61 1BN | WORKSHOP AND PREMISES                | IF3  | 52.7     | 1307   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £24.80 | £2.30 |
| 1ST 2ND 3RD & 4TH FLRS 3, MARKET PLACE WEST, MORPETH, NORTHD             | MORPETH | NE61 1HE | STORES AND PREMISES                  | CW3  | 230.9    | 2372   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £10.27 | £0.95 |
| WORKSHOP, WHORRAL BANK, MORPETH, NORTHD                                  | MORPETH | NE61 1ND | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 89.9     | 1892   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £21.05 | £1.96 |
| 2ND FLR UNIT 14A, SANDERSON ARCADE, MORPETH, NORTHD                      | MORPETH | NE61 1NS | STORE                                | CW3  | 31       | 324    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £10.45 | £0.97 |
| R/O 19, BRIDGE STREET, MORPETH, NORTHD                                   | MORPETH | NE61 1NT | WORKSHOP AND PREMISES                | IF3  | 101.9    | 2111   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £20.72 | £1.92 |
| R/O 9, CHANTRY PLACE, MORPETH, NORTHD                                    | MORPETH | NE61 1PJ | GARAGE AND PREMISES                  | CG2  | 30.2     | 770    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £25.50 | £2.37 |
| G BURGESS, CHANTRY PLACE, MORPETH, NORTHD                                | MORPETH | NE61 1PJ | WORKSHOP                             | IF3  | 31.2     | 700    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £22.44 | £2.08 |
| 1ST FLR SZODA & SUBURBAN, NEW MARKET, MORPETH, NORTHD                    | MORPETH | NE61 1PS | WAREHOUSE AND PREMISES               | CW   | 635.08   | 8790   | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £13.84 | £1.29 |
| RIVERSIDE, MORPETH, NORTHD   | MORPETH | NE61 1PW | STORE AND PREMISES                   | CW3  | 8.4      | 393    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £46.79 | £4.35 |
| CONTAINER ADJ. TO RIVERSIDE LEISURE CENTRE, NEW MARKET, MORPETH, NORTHD  | MORPETH | NE61 1PX | STORE                                | CW3  | 14.6     | 568    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £38.90 | £3.61 |
| EAST STOBBSWOOD, MORPETH, NORTHD   | MORPETH | NE61 3AY | STORES AND PREMISES                  | CW3  | 345.3    | 4473   | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £12.95 | £1.20 |
| PRIESTBRIDGE SERVICE STATION, MORPETH, NORTHD                            | MORPETH | NE61 3DG | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 969.91   | 17638  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £18.19 | £1.69 |
| THE BUTCHERY PRIESTBRIDGE HOUSE, TRITLINGTON, MORPETH, NORTHD            |         | NE61 3DG | WORKSHOP                             | IF3  | 92.4     | 1774   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £19.20 | £1.78 |
| THE GARAGE LOW ESLEY FARM, HEBRON, MORPETH, NORTHD                       |         | NE61 3DQ | VEHICLE REPAIR WORKSHOP              | CG1  | 156.5    | 2303   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £14.72 | £1.37 |
| NORTH EAST GRAINS LTD, LONGHIRST, MORPETH, NORTHD                        |         | NE61 3HX | STORE AND PREMISES                   | CW3  | 930      | 13011  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £13.99 | £1.30 |
| GARAGE R/O WILLOW COTTAGE, LONGHIRST, MORPETH, NORTHD                    |         | NE61 3HZ | GARAGE AND PREMISES                  | CG2  | 191.5    | 4856   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £25.36 | £2.36 |
| D A JOHNSTONE PLANT HIRE, LONGHIRST STATION, MORPETH, NORTHD             |         | NE61 3HZ | STORAGE DEPOT AND PREMISES           | CW20 | 60.8     | 3094   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £50.89 | £4.73 |
| SAWMILL, NORTH SIDE, MELDON, MORPETH, NORTHD                             |         | NE61 3SN | WORKSHOP AND PREMISES                | IF3  | 322      | 3132   | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £9.73  | £0.90 |
| MELDON VILLAGE FARM, MELDON, MORPETH, NORTHD                             |         | NE61 3TW | STORE AND PREMISES                   | CW3  | 3282.3   | 44063  | 0  | 0  | 0  | 0 | 0 | 0 | 1 | 0 |    | £13.42 | £1.25 |
|  |         |          |                                      |      |          |        |    |    |    |   |   |   |   |   |    |        |       |
| PIRAMAL HEALTHCARE UK LTD, WHALTON ROAD, MORPETH, NORTHD                 | MORPETH | NE61 3YA | FACTORY AND PREMISES                 | IF   | 39213.93 | 637093 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 1 | 10 | £16.25 | £1.51 |
|  |         |          |                                      |      |          |        |    |    |    |   |   |   |   |   |    |        |       |
| UNIT 1, THE WHITEHOUSE CENTRE, NORTH WHITEHOUSE FARM, STANNINGTON,       |         | NE61 6AW | WAREHOUSE AND PREMISES               | CW   | 185.9    | 5699   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £30.66 | £2.85 |
| UNIT 7, THE WHITEHOUSE CENTRE, NORTH WHITEHOUSE FARM, STANNINGTON,       |         | NE61 6AW | WAREHOUSE AND PREMISES               | CW   | 115.6    | 3779   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £32.69 | £3.04 |
| UNIT B3, NORTH WHITEHOUSE FARM, STANNINGTON, MORPETH, NORTHD             |         | NE61 6AW | WAREHOUSE AND PREMISES               | CW   | 231.1    | 6436   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £27.85 | £2.59 |
| UNIT 6, THE WHITEHOUSE CENTRE, NORTH WHITEHOUSE FARM, STANNINGTON,       |         | NE61 6AW | STORE                                | CW3  | 47.9     | 1769   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £36.93 | £3.43 |
| UNITS 2-3, THE WHITEHOUSE CENTRE, NORTH WHITEHOUSE FARM, STANNINGTON,    |         | NE61 6AW | WORKSHOP AND PREMISES                | IF3  | 133.6    | 4240   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £31.74 | £2.95 |
| UNIT 5, THE WHITEHOUSE CENTRE, NORTH WHITEHOUSE FARM, STANNINGTON,       |         | NE61 6AW | WORKSHOP AND PREMISES                | IF3  | 246.5    | 6693   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £27.15 | £2.52 |
| UNITS 8-9, THE WHITEHOUSE CENTRE, NORTH WHITEHOUSE FARM, STANNINGTON,    |         | NE61 6AW | WORKSHOP AND PREMISES                | IF3  | 187.25   | 5285   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £28.22 | £2.62 |
| UNIT 12, THE WHITEHOUSE CENTRE, NORTH WHITEHOUSE FARM, STANNINGTON,      |         | NE61 6AW | WORKSHOP AND PREMISES                | IF3  | 35.7     | 1221   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £34.20 | £3.18 |
| UNIT 12A, THE WHITEHOUSE CENTRE, NORTH WHITEHOUSE FARM, STANNINGTON,     |         | NE61 6AW | WORKSHOP AND PREMISES                | IF3  | 62.4     | 1932   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £30.96 | £2.88 |
| UNIT 4C, THE WHITEHOUSE CENTRE, NORTH WHITEHOUSE FARM, STANNINGTON,      |         | NE61 6AW | WORKSHOP AND PREMISES                | IF3  | 74.2     | 2545   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £34.30 | £3.19 |
| UNIT 4D, THE WHITEHOUSE CENTRE, NORTH WHITEHOUSE FARM, STANNINGTON,      |         | NE61 6AW | WORKSHOP AND PREMISES                | IF3  | 38.7     | 1503   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £38.84 | £3.61 |
| UNIT B1, NORTH WHITEHOUSE FARM, STANNINGTON, MORPETH, NORTHD             |         | NE61 6AW | WORKSHOP AND PREMISES                | IF3  | 290.6    | 7943   | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £27.33 | £2.54 |
| UNIT B4, NORTH WHITEHOUSE FARM, STANNINGTON, MORPETH, NORTHD             |         | NE61 6AW | WORKSHOP AND PREMISES                | IF3  | 312.6    | 8064   | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £25.80 | £2.40 |
| WHITEHOUSE FORGE, THE WHITEHOUSE CENTRE, NORTH WHITEHOUSE FARM,          |         | NE61 6AW | WORKSHOP AND PREMISES                | IF3  | 57.6     | 1695   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £29.43 | £2.73 |
|  |         |          |                                      |      |          |        |    |    |    |   |   |   |   |   |    |        |       |
| THE STUDIO EAST MOOR FARM, STANNINGTON, MORPETH, NORTHD                  |         | NE61 6ES | WAREHOUSE AND PREMISES               | CW   | 478.7    | 6010   | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 10 | £12.55 | £1.17 |
| THE OLD STABLES EAST MOOR FARM, STANNINGTON, MORPETH, NORTHD             |         | NE61 6ES | WORKSHOP AND PREMISES                | IF3  | 124.53   | 2181   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £17.51 | £1.63 |
| PARISH STORES, CHURCH ROAD, STANNINGTON, MORPETH, NORTHD                 |         | NE61 6HQ | STORE AND PREMISES                   | CW3  | 31.7     | 858    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £27.07 | £2.51 |

## APPENDIX 2

### INDUSTRIAL STOCK

[illegible]

D = CASTLE MORPETH

## APPENDIX 2

### INDUSTRIAL STOCK

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| MIMI LTD, COOPIES FIELD, COOPIES LANE, MORPETH, NORTHD | MORPETH | NE61 6JT | WAREHOUSE AND PREMISES | CW |  | 2381.95 | 62910 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|---------|----------|------------------------|----|--|---------|-------|---|---|---|---|---|---|---|---|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

D = CASTLE MORPETH



**APPENDIX 2  
INDUSTRIAL STOCK**

|  |           |          |                                      |     |           |         |    |    |    |    |    |   |   |   |     |   |   |        |       |
|--|-----------|----------|--------------------------------------|-----|-----------|---------|----|----|----|----|----|---|---|---|-----|---|---|--------|-------|
| UNIT BT140/1H, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 46.5      | 1979    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £42.56 | £3.95 |
| UNIT BT140/1J, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 139.1     | 4959    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £35.65 | £3.31 |
| UNIT BT140/2A, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 97.6      | 4250    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £43.55 | £4.05 |
| UNIT BT140/2B, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 96.1      | 4185    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £43.55 | £4.05 |
| UNIT BT140/2C, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 96.1      | 4185    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £43.55 | £4.05 |
| UNIT BT140/2D, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 97.6      | 4250    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £43.55 | £4.05 |
| UNIT BT140/3A, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 48.3      | 2323    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £48.10 | £4.47 |
| UNIT BT140/3B, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 48.3      | 2323    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £48.10 | £4.47 |
| UNIT BT140/3C, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 48.3      | 2323    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £48.10 | £4.47 |
| UNIT BT140/3D, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 48.3      | 2323    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £48.10 | £4.47 |
| UNIT BT140/3E, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 48.3      | 2323    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £48.10 | £4.47 |
| UNIT BT140/3F, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 48.3      | 2323    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £48.10 | £4.47 |
| UNIT BT140/3G, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 48.3      | 2323    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £48.10 | £4.47 |
| UNIT BT140/3H, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 48.3      | 2323    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £48.10 | £4.47 |
| UNIT BT140/4A, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 142.2     | 5731    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £40.30 | £3.74 |
| UNIT BT140/4B, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 142.2     | 5731    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £40.30 | £3.74 |
| UNIT BT140/4C, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 142.2     | 5731    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £40.30 | £3.74 |
| UNIT BT140/4D, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 142.2     | 5731    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £40.30 | £3.74 |
| UNIT BT140/5, PEGSWOOD INDUSTRIAL ESTATE, PEGSWOOD, MORPETH, NORTHD  |           | NE61 6RE | WORKSHOP AND PREMISES                | IF3 | 191.2     | 7208    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £37.70 | £3.50 |
|  |           |          |                                      |     |           |         |    |    |    |    |    |   |   |   |     |   |   |        |       |
| WELBECK ESTATES LTD UNION DEPOT, FRONT STREET, PEGSWOOD, MORPETH, H C WHITE LTD, FRONT STREET, PEGSWOOD, MORPETH, NORTHD |           | NE61 6RG | STORE AND PREMISES                   | CW3 | 98.3      | 1755    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £17.85 | £1.66 |
| OLD BLACKSMITHS SHOP, PEGSWOOD VILLAGE, PEGSWOOD, MORPETH, NORTHD  |           | NE61 6RG | WORKSHOP AND PREMISES                | IF3 | 159.2     | 2516    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £15.80 | £1.47 |
| UNIT 10, STORE YARD, FRONT STREET, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6UF | STORE AND PREMISES                   | IF3 | 55.2      | 1038    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £18.80 | £1.75 |
| UNIT 9, STORE YARD, FRONT STREET, PEGSWOOD, MORPETH, NORTHD  |           | NE61 6UF | STORE AND PREMISES                   | CW3 | 63.4      | 1191    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £18.79 | £1.75 |
| UNIT 1, STORE YARD, FRONT STREET, PEGSWOOD, MORPETH, NORTHD  |           | NE61 6UF | STORE                                | CW3 | 26.5      | 761     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £28.72 | £2.67 |
| UNIT 2, STORE YARD, FRONT STREET, PEGSWOOD, MORPETH, NORTHD  |           | NE61 6UF | STORE AND PREMISES                   | CW3 | 36.5      | 1027    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £28.14 | £2.61 |
| UNIT 4, STORE YARD, FRONT STREET, PEGSWOOD, MORPETH, NORTHD  |           | NE61 6UF | STORE AND PREMISES                   | CW3 | 41.3      | 1162    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £28.14 | £2.61 |
| UNIT 5, STORE YARD, FRONT STREET, PEGSWOOD, MORPETH, NORTHD  |           | NE61 6UF | STORE                                | CW3 | 65.2      | 1661    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £25.48 | £2.37 |
| UNIT 3, STORE YARD, FRONT STREET, PEGSWOOD, MORPETH, NORTHD  |           | NE61 6UF | STORE                                | CW3 | 23.4      | 712     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £30.43 | £2.83 |
| UNIT 8, STORE YARD, FRONT STREET, PEGSWOOD, MORPETH, NORTHD  |           | NE61 6UF | STORE AND PREMISES                   | CW3 | 29.6      | 833     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £28.14 | £2.61 |
| UNIT 7, STORE YARD, FRONT STREET, PEGSWOOD, MORPETH, NORTHD  |           | NE61 6UF | STORE                                | CW3 | 33.6      | 946     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £28.15 | £2.62 |
| UNIT 6A, STORE YARD, FRONT STREET, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6UF | STORE                                | CW3 | 26.9      | 761     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £28.29 | £2.63 |
| UNIT 6B, STORE YARD, FRONT STREET, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6UF | STORE                                | CW3 | 20        | 608     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £30.40 | £2.82 |
| STORE R/O 1/2, DE WALDEN TERRACE, PEGSWOOD, MORPETH, NORTHD  |           | NE61 6UW | STORE AND PREMISES                   | CW3 | 88.2      | 1940    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £22.00 | £2.04 |
| LANE END GARAGE, LONGHIRST ROAD, PEGSWOOD, MORPETH, NORTHD   |           | NE61 6XF | STORE AND PREMISES                   | CW3 | 56.9      | 1068    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £18.77 | £1.74 |
| PEGSWOOD BROWNIES & SCOUTS, LONGHIRST ROAD, PEGSWOOD, MORPETH, C J SANDERS, LONGHIRST ROAD, PEGSWOOD, MORPETH, NORTHD    |           | NE61 6XF | WAREHOUSE AND PREMISES               | CW  | 104.2     | 2592    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £24.88 | £2.31 |
|  |           | NE61 6XF | STORE                                | CW3 | 21        | 818     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £38.95 | £3.62 |
|  |           | NE61 6XF | WORKSHOP AND PREMISES                | IF3 | 257.73    | 7319    | 0  | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0   | 0 | 0 | £28.40 | £2.64 |
|  |           |          |                                      |     | 103774.45 | 2395768 | 37 | 52 | 46 | 28 | 18 | 3 | 4 | 3 | 191 |   |   |        |       |
| ELLINGTON  |           |          |                                      |     |           |         |    |    |    |    |    |   |   |   |     |   |   |        |       |
| UNIT 4, WARKWORTH DRIVE, ELLINGTON, MORPETH, NORTHD  | ELLINGTON | NE61 5HL | STORE AND PREMISES                   | CW3 | 61.5      | 2009    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £32.67 | £3.03 |
| GARDEN HOUSE, ELLINGTON, MORPETH, NORTHD   | ELLINGTON | NE61 5JB | STORE                                | CW3 | 36.2      | 590     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £16.30 | £1.51 |
| A PURVIS (HAULAGE)   |           | NE61 5SD | GARAGE AND PREMISES                  | CG2 | 149.8     | 1775    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £11.85 | £1.10 |
| MR HICKEY  |           | NE61 5SD | GARAGE AND PREMISES                  | CG2 | 204.4     | 2488    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £12.17 | £1.13 |
| J T ARMSTRONG  |           | NE61 5SD | GARAGE AND PREMISES                  | CG2 | 109.9     | 1578    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £14.36 | £1.33 |
| UNITS 1-3, LINTON COLLIERY YARD, MORPETH, NORTHD   |           | NE61 5SD | WAREHOUSE, OFFICE AND PREMISES       | CW  | 122.8     | 4152    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £33.81 | £3.14 |
| J T ARMSTRONG, LINTON COLLIERY, MORPETH, NORTHD  |           | NE61 5SD | STORE AND PREMISES                   | CW3 | 138.9     | 1801    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £12.97 | £1.20 |
| R THORNTON & CO LTD, LINTON COLLIERY, MORPETH, NORTHD  |           | NE61 5SD | WORKSHOP AND PREMISES                | IF3 | 1068.1    | 15356   | 0  | 0  | 0  | 0  | 0  | 0 | 0 | 1 | 0   | 0 | 0 | £14.38 | £1.34 |
| UNIT 5, LINTON COLLIERY YARD, MORPETH, NORTHD  |           | NE61 5SD | WORKSHOP AND PREMISES                | IF3 | 41.4      | 1568    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £37.87 | £3.52 |
| UNIT 6, LINTON COLLIERY YARD, MORPETH, NORTHD  |           | NE61 5SD | WORKSHOP AND PREMISES                | IF3 | 41.4      | 1568    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £37.87 | £3.52 |
| SOUTH LINTON FARM, LONGHIRST, MORPETH, NORTHD  |           | NE61 5SN | WAREHOUSE AND PREMISES               | CWW | 725.3     | 10344   | 0  | 0  | 0  | 0  | 0  | 1 | 0 | 0 | 0   | 0 | 0 | £14.26 | £1.32 |
| NORTH END, BOLAND ROAD, LYNEMOUTH, MORPETH, NORTHD   | LYNEMOUTH | NE61 5UD | WORKSHOP AND PREMISES                | IF3 | 162.2     | 2748    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £16.94 | £1.57 |
| LYNX PRECAST LTD, LYNEMOUTH SMELTER, ASHINGTON, NORTHD   | LYNEMOUTH | NE63 9YH | WORKS AND PREMISES                   | IF2 | 1766.7    | 48160   | 0  | 0  | 0  | 0  | 0  | 0 | 0 | 1 | 0   | 0 | 0 | £27.26 | £2.53 |
| AARTOFT LTD, LYNEMOUTH SMELTER, ASHINGTON, NORTHD  | LYNEMOUTH | NE63 9YH | WORKSHOP AND PREMISES                | IF3 | 1750      | 42506   | 0  | 0  | 0  | 0  | 0  | 0 | 1 | 0 | 0   | 0 | 0 | £24.29 | £2.26 |
|  |           |          |                                      |     |           |         |    |    |    |    |    |   |   |   |     |   |   |        |       |
| NORTHWOODS, WIDDRINGTON, MORPETH, NORTHD   |           | NE61 5PN | FACTORY AND PREMISES                 | IF  | 887.81    | 989     | 0  | 0  | 0  | 0  | 0  | 1 | 0 | 0 | 0   | 0 | 0 | £1.11  | £0.10 |
| UNIT 4, MAIN STREET, WIDDRINGTON, MORPETH, NORTHD  |           | NE61 5PU | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 103.8     | 1887    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £18.18 | £1.69 |
| UNIT 3, MAIN STREET, WIDDRINGTON, MORPETH, NORTHD  |           | NE61 5PU | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 43.5      | 992     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £22.80 | £2.12 |
| UNIT 1, MAIN STREET, WIDDRINGTON, MORPETH, NORTHD  |           | NE61 5PU | GARAGE AND PREMISES                  | CG1 | 33.3      | 779     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 0 | 0 | £23.39 | £2.17 |

**APPENDIX 2  
INDUSTRIAL STOCK**

|   |  |          |                                      |     |        |       |   |   |   |   |   |   |   |   |    |        |        |       |
|---|--|----------|--------------------------------------|-----|--------|-------|---|---|---|---|---|---|---|---|----|--------|--------|-------|
| UNIT 2, MAIN STREET, WIDDRINGTON, MORPETH, NORTHD                     |  | NE61 5PU | STORE AND PREMISES                   | CW3 | 36.6   | 834   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  |        | £22.79 | £2.12 |
| UNITS 5 & 6, MAIN STREET, WIDDRINGTON, MORPETH, NORTHD                |  | NE61 5PU | STORE AND PREMISES                   | CW3 | 41     | 861   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  |        | £21.00 | £1.95 |
| 7524.611429857170230020   |  |          |                                      |     |        |       |   |   |   |   |   |   |   |   |    |        |        |       |
| OTTERBURN, SCOTS GAP  |  |          |                                      |     |        |       |   |   |   |   |   |   |   |   |    |        |        |       |
| THE STATION, SCOTS GAP, MORPETH, NORTHD                               |  | NE61 4EG | STORE AND PREMISES                   | CW3 | 1523.8 | 20575 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |    | £13.50 | £1.25  |       |
| SHOP THE STATION, SCOTS GAP, MORPETH, NORTHD                          |  | NE61 4EG | STORES AND PREMISES                  | CW3 | 85     | 1349  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £15.87 | £1.47  |       |
|   |  |          |                                      |     |        |       | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 2  |        |        |       |
| HALL ROAD GARAGE, OTTERBURN, NEWCASTLE UPON TYNE                      |  | NE19 1HA | GARAGE AND PREMISES                  | CG2 | 331.7  | 6827  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |    | £20.58 | £1.91  |       |
| SNAITH TRAVEL, OTTERBURN, NEWCASTLE UPON TYNE                         |  | NE19 1HA | GARAGE, OFFICE AND PREMISES          | CG2 | 896.68 | 23073 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |    | £25.73 | £2.39  |       |
| NORTHUMBERLAND COUNTY COUNCIL   |  | NE19 1HA | STORAGE DEPOT AND PREMISES           | CW2 | 208.7  | 6068  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £29.08 | £2.70  |       |
| EAST TOWNHEAD, OTTERBURN, NEWCASTLE UPON TYNE                         |  | NE19 1HD | GARAGE                               | CG2 | 102.2  | 2272  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £22.23 | £2.07  |       |
| TROJAN GROUP LTD, TOWNHEAD INDUSTRIAL ESTATE, OTTERBURN, NEWCASTLE    |  | NE19 1LP | WORKSHOP AND PREMISES                | IF3 | 294.9  | 6923  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |    | £23.48 | £2.18  |       |
|   |  |          |                                      |     |        |       | 0 | 0 | 2 | 2 | 1 | 0 | 0 | 0 | 5  |        |        |       |
| THE GARAGE, ROCHESTER, NEWCASTLE UPON TYNE                            |  | NE19 1RH | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 139.18 | 3342  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £24.01 | £2.23  |       |
| NEAR, OTTERBURN GREEN, BYRNES VILLAGE, NEWCASTLE UPON TYNE            |  | NE19 1TS | GARAGE                               | CG2 | 26.9   | 617   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £22.94 | £2.13  |       |
| HAYWOOD CONTRACTING AT NEWONSTEAD, GREAT BAVINGTON, NEWCASTLE UPON    |  | NE19 2BJ | MESSROOM, STORE AND PREMISES         | IF3 | 27.3   | 483   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £17.69 | £1.64  |       |
| TULIP VILLA, GREAT WHITTINGTON, NEWCASTLE UPON TYNE                   |  | NE19 2HP | STORE AND PREMISES                   | CW3 | 55.2   | 642   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £11.63 | £1.08  |       |
| OLD TELEPHONE EXCHANGE, GREAT WHITTINGTON, NEWCASTLE UPON TYNE        |  | NE19 2HP | STORE                                | CW3 | 14.2   | 313   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £22.04 | £2.05  |       |
| SCOTT BROTHERS, GREAT WHITTINGTON, NEWCASTLE UPON TYNE                |  | NE19 2HP | WORKSHOP AND PREMISES                | IF3 | 513.62 | 8712  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |    | £16.96 | £1.58  |       |
| B & D NUTS & BOLTS, BINGFIELD COMBE, HALLINGTON, NEWCASTLE UPON TYNE  |  | NE19 2LQ | STORE AND PREMISES                   | CW3 | 89.9   | 1407  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £15.65 | £1.45  |       |
| NORTH FARM, HALLINGTON, NEWCASTLE UPON TYNE                           |  | NE19 2LW | WORKSHOP                             | IF3 | 51.4   | 752   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £14.63 | £1.36  |       |
| THE JOINERS SHOP, CAPHEATON, NEWCASTLE UPON TYNE                      |  | NE19 2AA | WORKSHOP AND PREMISES                | IF3 | 88.9   | 956   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £10.75 | £1.00  |       |
| CHARTNERS, HARWOOD FOREST, EWESLEY, MORPETH, NORTHD                   |  | NE61 4LJ | STORES AND PREMISES                  | CW3 | 207    | 1946  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £9.40  | £0.87  |       |
| WEST END, CAMBO, MORPETH, NORTHD                                      |  | NE61 4BA | WORKSHOP AND PREMISES                | IF3 | 173.2  | 2247  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £12.97 | £1.21  |       |
| SHIELDHALL, WALLINGTON, MORPETH, NORTHD                               |  | NE61 4AQ | WORKSHOP AND PREMISES                | IF3 | 121    | 1638  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £13.54 | £1.26  |       |
|   |  |          |                                      |     |        |       | 3 | 4 | 4 | 0 | 1 | 0 | 0 | 0 | 12 |        |        |       |
| UNIT 1, KIRKHARLE COURTYARD, KIRKHARLE, NEWCASTLE UPON TYNE           |  | NE19 2PE | WORKSHOP AND PREMISES                | IF3 | 110.1  | 3242  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £29.45 | £2.74  |       |
| THE OLD STABLES, KIRKHARLE COURTYARD, KIRKHARLE, NEWCASTLE UPON TYNE  |  | NE19 2PE | WORKSHOP AND PREMISES                | IF3 | 76.5   | 2400  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.37 | £2.91  |       |
| MIDDLE WORKSHOP THE OLD GRAIN SHED, KIRKHARLE, NEWCASTLE UPON TYNE    |  | NE19 2PE | WORKSHOP AND PREMISES                | IF3 | 89     | 2119  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £23.81 | £2.21  |       |
| NORTH WORKSHOP THE OLD GRAIN SHED, KIRKHARLE, NEWCASTLE UPON TYNE     |  | NE19 2PE | WORKSHOP AND PREMISES                | IF3 | 208.1  | 3892  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £18.70 | £1.74  |       |
| 3, THE STONE BARN, KIRKHARLE, NEWCASTLE UPON TYNE                     |  | NE19 2PE | WORKSHOP AND PREMISES                | IF3 | 28.48  | 1546  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £54.28 | £5.04  |       |
| COMMERCIAL KITCHEN THE OLD GRAIN SHED, KIRKHARLE, NEWCASTLE UPON TYNE |  | NE19 2PE | KITCHEN AND PREMISES                 | IF3 | 62.8   | 1707  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £27.18 | £2.53  |       |
|   |  |          |                                      |     |        |       | 1 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 6  |        |        |       |
| 5525.761050484882210025   |  |          |                                      |     |        |       |   |   |   |   |   |   |   |   |    |        |        |       |

**APPENDIX 2  
INDUSTRIAL STOCK**

| ADDRESS   | TOWN    | POSTCODE | DESCRIPTION             | PSD CODE | TOTAL AREA (sq m) | TOTAL VALUE | < 50 | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 | Rent per sq | Rent psf |       |
|---|---------|----------|-------------------------|----------|-------------------|-------------|------|----------|-----------|-----------|------------|-------------|-------------|--------|-------------|----------|-------|
|   |         |          |                         |          |                   |             |      |          |           |           |            |             |             |        |             |          |       |
| PRUDHOE   |         |          |                         |          |                   |             |      |          |           |           |            |             |             |        |             |          |       |
| A & J SHILLING 54, FRONT STREET, PRUDHOE, NORTHD                        | PRUDHOE | NE42 5AA | WAREHOUSE AND PREMISES  | CW       | 104.2             | 2826        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £27.12   | £2.52 |
| PRUDHOE MOT & SERVICE CENTRE LTD, FRONT STREET, PRUDHOE, NORTHD         | PRUDHOE | NE42 5DH | VEHICLE REPAIR WORKSHOP | CG1      | 219.23            | 7481        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £34.12   | £3.17 |
| 23A, FRONT STREET, PRUDHOE, NORTHD                                      | PRUDHOE | NE42 5HN | WORKSHOP AND PREMISES   | IF3      | 23.3              | 642         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |             | £27.55   | £2.56 |
| 21, SOUTH ROAD, PRUDHOE, NORTHD   | PRUDHOE | NE42 5JT | WORKSHOP AND PREMISES   | IF3      | 308.6             | 5063        | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |             | £16.41   | £1.52 |
| BASEMENT PREMISES, TYNE VIEW TERRACE, PRUDHOE, NORTHD                   | PRUDHOE | NE42 5PX | GARAGE AND PREMISES     | CG2      | 108               | 3105        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £28.75   | £2.67 |
| NORTH EASTERN CO-OP SOCIETY LTD, TYNE VIEW TERRACE, PRUDHOE, NORTHD     | PRUDHOE | NE42 5PX | GARAGE AND PREMISES     | CG2      | 279.4             | 7410        | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |             | £26.52   | £2.46 |
| N EDGAR, TYNE VIEW TERRACE, PRUDHOE, NORTHD                             | PRUDHOE | NE42 5PX | STORE AND PREMISES      | CW3      | 162.3             | 4360        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £26.86   | £2.50 |
| BST 1A, FRONT STREET, PRUDHOE, NORTHD                                   | PRUDHOE | NE42 5PY | STORE AND PREMISES      | CW3      | 36.6              | 861         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |             | £23.52   | £2.19 |
|   |         |          |                         |          |                   |             | 2    | 0        | 4         | 2         | 0          | 0           | 0           | 0      | 8           |          |       |
| UNIT 15, DUKES COURT, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD           | PRUDHOE | NE42 6DA | WAREHOUSE AND PREMISES  | CW       | 50.3              | 3066        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |             | £60.95   | £5.66 |
| UNIT 1, DUKES COURT, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD            | PRUDHOE | NE42 6DA | WORKSHOP AND PREMISES   | IF3      | 50.1              | 3066        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |             | £61.20   | £5.69 |
| UNITS 2-3, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD                      | PRUDHOE | NE42 6DA | WORKSHOP AND PREMISES   | IF3      | 70.63             | 4023        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |             | £56.96   | £5.29 |
| UNIT 8, DUKES COURT, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD            | PRUDHOE | NE42 6DA | WORKSHOP AND PREMISES   | IF3      | 50.1              | 3066        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |             | £61.20   | £5.69 |
| UNIT 9, DUKES COURT, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD            | PRUDHOE | NE42 6DA | WORKSHOP AND PREMISES   | IF3      | 50.1              | 3066        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |             | £61.20   | £5.69 |
| UNIT 10, DUKES COURT, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD           | PRUDHOE | NE42 6DA | WORKSHOP AND PREMISES   | IF3      | 50.1              | 3066        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |             | £61.20   | £5.69 |
| UNIT 11, DUKES COURT, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD           | PRUDHOE | NE42 6DA | WORKSHOP AND PREMISES   | IF3      | 20.3              | 1346        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |             | £66.31   | £6.16 |
| UNIT 12, DUKES COURT, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD           | PRUDHOE | NE42 6DA | WORKSHOP AND PREMISES   | IF3      | 20.3              | 1346        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |             | £66.31   | £6.16 |
| UNIT 16, DUKES COURT, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD           | PRUDHOE | NE42 6DA | WORKSHOP AND PREMISES   | IF3      | 50.1              | 3066        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |             | £61.20   | £5.69 |
| UNIT 4, DUKES COURT, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD            | PRUDHOE | NE42 6DA | WORKSHOP AND PREMISES   | IF3      | 20.05             | 1329        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |             | £66.28   | £6.16 |
| UNIT 5, DUKES COURT, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD            | PRUDHOE | NE42 6DA | WORKSHOP AND PREMISES   | IF3      | 40.1              | 1596        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |             | £39.80   | £3.70 |
| UNIT 13, DUKES COURT, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD           | PRUDHOE | NE42 6DA | WORKSHOP AND PREMISES   | IF3      | 20.3              | 1346        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |             | £66.31   | £6.16 |
| UNIT 14, DUKES COURT, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD           | PRUDHOE | NE42 6DA | WORKSHOP AND PREMISES   | IF3      | 20.3              | 1346        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |             | £66.31   | £6.16 |
| ADJ THE BUZZ FACTORY, SWALWELL CLOSE, PRUDHOE, NORTHD                   | PRUDHOE | NE42 6EX | WORKSHOP AND PREMISES   | IF3      | 176.1             | 4732        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £26.87   | £2.50 |
| ANDREWS HOUSE, PRINCESS WAY, LOW PRUDHOE, PRUDHOE, NORTHD               | PRUDHOE | NE42 6HB | GARAGE AND PREMISES     | CG2      | 232.1             | 11079       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £47.73   | £4.43 |
| ORCHARD HOUSE, PRINCESS WAY, LOW PRUDHOE, PRUDHOE, NORTHD               | PRUDHOE | NE42 6HB | STORE AND PREMISES      | CW3      | 191.6             | 9263        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £48.35   | £4.49 |
| BLOCK 2 & PT GND FLR BLOCK 1, PERMESS HOUSE, PRINCESS WAY, LOW PRUDHOE, | PRUDHOE | NE42 6HD | WAREHOUSE AND PREMISES  | CW       | 695.88            | 28574       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      |             | £41.06   | £3.81 |
| JUST MEAT PT GND FLR BLOCK 3, PERMESS HOUSE, PRINCESS WAY, LOW PRUDHOE, | PRUDHOE | NE42 6HD | WAREHOUSE AND PREMISES  | CW       | 113.07            | 5649        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £49.96   | £4.64 |
| PT GND FLR & 1ST FLR BLOCK 1, PERMESS HOUSE, PRINCESS WAY, LOW PRUDHOE, | PRUDHOE | NE42 6HD | FACTORY AND PREMISES    | IF       | 602.33            | 11644       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      |             | £19.33   | £1.80 |
| SUITE 1 1ST FLR BLOCK 3, PERMESS HOUSE, PRINCESS WAY, LOW PRUDHOE,      | PRUDHOE | NE42 6HD | OFFICE AND PREMISES     | IF3      | 41.19             | 2052        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |             | £49.82   | £4.63 |
| PRINCESS WAY, LOW PRUDHOE, PRUDHOE, NORTHD                              | PRUDHOE | NE42 6HE | FACTORY AND PREMISES    | IF       | 109759.8          | 1899112     | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 1      |             | £17.30   | £1.61 |
| HISTORIC PROPERTY RESTORATION LTD, PRINCESS WAY, LOW PRUDHOE,           | PRUDHOE | NE42 6NJ | WAREHOUSE AND PREMISES  | CW       | 295.7             | 14507       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |             | £49.06   | £4.56 |
| BESPOKE CONCRETE PRODUCTS LTD, PRINCESS WAY, LOW PRUDHOE, PRUDHOE,      | PRUDHOE | NE42 6NJ | WORKSHOP AND PREMISES   | IF3      | 2634.4            | 37084       | 0    | 0        | 0         | 0         | 0          | 0           | 1           | 0      |             | £14.08   | £1.31 |
| TYNECASTLE HOUSE, PRUDHOE STATION, PRUDHOE, NORTHD                      | PRUDHOE | NE42 6NL | FACTORY AND PREMISES    | IF       | 3100.6            | 78050       | 0    | 0        | 0         | 0         | 0          | 0           | 1           | 0      |             | £25.17   | £2.34 |
| DERWENT HOUSE, LOW PRUDHOE, PRUDHOE, NORTHD                             | PRUDHOE | NE42 6NP | WAREHOUSE AND PREMISES  | CW       | 907.5             | 28709       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      |             | £31.64   | £2.94 |
| DICKINSONS FURNISHERS, COUNCIL DEPOT, LOW PRUDHOE, PRUDHOE, NORTHD      | PRUDHOE | NE42 6NP | WORKSHOP AND PREMISES   | IF3      | 247               | 9549        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £38.66   | £3.59 |
| DIRECT FENCING SUPPLIES, STATION INDUSTRIAL ESTATE, LOW PRUDHOE,        | PRUDHOE | NE42 6NP | WORKSHOP AND PREMISES   | IF3      | 308.9             | 13536       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |             | £43.82   | £4.07 |
| FUNSTATION, PRUDHOE STATION, PRUDHOE, NORTHD                            | PRUDHOE | NE42 6NP | FACTORY AND PREMISES    | IF       | 473.02            | 21977       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |             | £46.46   | £4.32 |
| GLADSTONE PACKAGING, COUNCIL DEPOT, LOW PRUDHOE, PRUDHOE, NORTHD        | PRUDHOE | NE42 6NP | WAREHOUSE AND PREMISES  | CW       | 533.1             | 12123       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      |             | £22.74   | £2.11 |
| GRANT WESTFIELD, BY OVINGHAM BRIDGE, STATION ROAD, LOW PRUDHOE,         | PRUDHOE | NE42 6NP | WORKSHOP AND PREMISES   | IF3      | 347.7             | 9452        | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |             | £27.18   | £2.53 |
| PREMIER PLATING COMPANY, STATION WORKS, LOW PRUDHOE, PRUDHOE, NORTHD    | PRUDHOE | NE42 6NP | WORKSHOP AND PREMISES   | IF3      | 420.6             | 8655        | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |             | £20.58   | £1.91 |
| PRINCESS WAY GARAGE, PRINCESS WAY, LOW PRUDHOE, PRUDHOE, NORTHD         | PRUDHOE | NE42 6NP | VEHICLE REPAIR WORKSHOP | CG1      | 357.1             | 19631       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |             | £54.97   | £5.11 |
| SHED 7, PRINCESS WAY, LOW PRUDHOE, PRUDHOE, NORTHD                      | PRUDHOE | NE42 6NP | WAREHOUSE AND PREMISES  | CW       | 224.3             | 11402       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £50.83   | £4.72 |
| TYNE RIVERSIDE COUNTRY PARK, LOW PRUDHOE, PRUDHOE, NORTHD               | PRUDHOE | NE42 6NP | STORES                  | CW3      | 28.4              | 957         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |             | £33.70   | £3.13 |
| TYNEDALE DISTRICT COUNCIL, COUNCIL DEPOT, LOW PRUDHOE, PRUDHOE, NORTHD  | PRUDHOE | NE42 6NP | STORAGE DEPOT AND       | CW2      | 624.2             | 21199       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      |             | £33.96   | £3.16 |
| TYNEDALE VIRTUAL COLLEGE, COUNCIL DEPOT, LOW PRUDHOE, PRUDHOE, NORTHD   | PRUDHOE | NE42 6NP | WORKSHOPS AND PREMISES  | IF3      | 413.2             | 16444       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |             | £39.80   | £3.70 |
| UNIT 1, PRUDHOE STATION, PRUDHOE, NORTHD                                | PRUDHOE | NE42 6NP | WORKSHOP AND PREMISES   | IF3      | 279.2             | 12237       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |             | £43.83   | £4.07 |
| UNIT 2 ADJ FUNSTATION, PRUDHOE STATION, PRUDHOE, NORTHD                 | PRUDHOE | NE42 6NP | WORKSHOP AND PREMISES   | IF3      | 282.76            | 13872       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |             | £49.06   | £4.56 |
| UNIT 2, PRUDHOE STATION, PRUDHOE, NORTHD                                | PRUDHOE | NE42 6NP | WORKSHOP AND PREMISES   | IF3      | 126               | 6571        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £52.15   | £4.84 |
| UNIT 3, PRUDHOE STATION, PRUDHOE, NORTHD                                | PRUDHOE | NE42 6NP | VEHICLE REPAIR WORKSHOP | CG1      | 132.5             | 6190        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £46.72   | £4.34 |
| UNIT 4, PRUDHOE STATION, PRUDHOE, NORTHD                                | PRUDHOE | NE42 6NP | WAREHOUSE AND PREMISES  | CW       | 108.8             | 5552        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £51.03   | £4.74 |
| UNIT 5, PRUDHOE STATION, PRUDHOE, NORTHD                                | PRUDHOE | NE42 6NP | WAREHOUSE AND PREMISES  | CW       | 109.2             | 5611        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £51.38   | £4.77 |
| UNIT 6, PRUDHOE STATION, PRUDHOE, NORTHD                                | PRUDHOE | NE42 6NP | GARAGE AND PREMISES     | CG2      | 168.1             | 7936        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |             | £47.21   | £4.39 |



**APPENDIX 2  
INDUSTRIAL STOCK**

|  |         |          |                         |     |         |        |   |    |    |    |    |   |   |   |        |        |       |
|--|---------|----------|-------------------------|-----|---------|--------|---|----|----|----|----|---|---|---|--------|--------|-------|
| UNIT 8C, MARQUIS COURT, LOW PRUDHOE, PRUDHOE, NORTHD           | PRUDHOE | NE42 6PJ | WORKSHOP AND PREMISES   | IF3 | 187.3   | 10049  | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £53.65 | £4.98  |       |
| UNIT 9A, MARQUIS COURT, LOW PRUDHOE, PRUDHOE, NORTHD           | PRUDHOE | NE42 6PJ | WORKSHOP AND PREMISES   | IF3 | 92.9    | 5757   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | £61.97 | £5.76  |       |
| UNIT 8A, MARQUIS COURT, LOW PRUDHOE, PRUDHOE, NORTHD           | PRUDHOE | NE42 6PJ | WORKSHOP AND PREMISES   | IF3 | 149.2   | 8557   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £57.35 | £5.33  |       |
| UNIT 8B, MARQUIS COURT, LOW PRUDHOE, PRUDHOE, NORTHD           | PRUDHOE | NE42 6PJ | WORKSHOP AND PREMISES   | IF3 | 111.6   | 6400   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £57.35 | £5.33  |       |
| UNITS 9B/9C/9D/9E, MARQUIS COURT, LOW PRUDHOE, PRUDHOE, NORTHD | PRUDHOE | NE42 6PJ | WORKSHOP AND PREMISES   | IF3 | 464.4   | 20790  | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | £44.77 | £4.16  |       |
| SITE 6B, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD               | PRUDHOE | NE42 6PL | VEHICLE REPAIR WORKSHOP | CG1 | 244.7   | 13444  | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £54.94 | £5.10  |       |
| SITE 2A, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD               | PRUDHOE | NE42 6PL | GARAGE AND PREMISES     | CG2 | 322.13  | 18767  | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | £58.26 | £5.41  |       |
| UNIT BT43/4, PRINCESS COURT, LOW PRUDHOE, PRUDHOE, NORTHD      | PRUDHOE | NE42 6PL | GARAGE AND PREMISES     | CG2 | 217.5   | 11188  | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £51.44 | £4.78  |       |
| PRINCESS WAY, LOW PRUDHOE, PRUDHOE, NORTHD                     | PRUDHOE | NE42 6PL | ROAD HAULAGE DEPOT AND  | CG4 | 3021.4  | 95331  | 0 | 0  | 0  | 0  | 0  | 0 | 0 | 1 | £31.55 | £2.93  |       |
| 9, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD                     | PRUDHOE | NE42 6PL | WAREHOUSE AND PREMISES  | CW  | 1178.6  | 44135  | 0 | 0  | 0  | 0  | 0  | 1 | 0 | 0 | £37.45 | £3.48  |       |
| UNIT NT43 /3E, PRINCESS COURT, LOW PRUDHOE, PRUDHOE, NORTHD    | PRUDHOE | NE42 6PL | WAREHOUSE AND PREMISES  | CW  | 74.6    | 4248   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | £56.94 | £5.29  |       |
| UNIT NT43/3A, PRINCESS COURT, LOW PRUDHOE, PRUDHOE, NORTHD     | PRUDHOE | NE42 6PL | STORE AND PREMISES      | CW3 | 54.7    | 3244   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | £59.31 | £5.51  |       |
| UNIT NT43/3B, PRINCESS COURT, LOW PRUDHOE, PRUDHOE, NORTHD     | PRUDHOE | NE42 6PL | STORE AND PREMISES      | CW3 | 108.8   | 5695   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £52.34 | £4.86  |       |
| UNIT NT43/1A, PRINCESS COURT, LOW PRUDHOE, PRUDHOE, NORTHD     | PRUDHOE | NE42 6PL | FACTORY AND PREMISES    | IF  | 361.42  | 15729  | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | £43.52 | £4.04  |       |
| UNIT NT43/2, PRINCESS COURT, LOW PRUDHOE, PRUDHOE, NORTHD      | PRUDHOE | NE42 6PL | FACTORY AND PREMISES    | IF  | 465     | 19131  | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | £41.14 | £3.82  |       |
| UNIT NT43/3G, PRINCESS COURT, LOW PRUDHOE, PRUDHOE, NORTHD     | PRUDHOE | NE42 6PL | FACTORY AND PREMISES    | IF  | 56.7    | 3229   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | £56.95 | £5.29  |       |
| SITE 5, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD                | PRUDHOE | NE42 6PL | WORKSHOP AND PREMISES   | IF3 | 458.5   | 20672  | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | £45.09 | £4.19  |       |
| UNIT NT43/1B, PRINCESS COURT, LOW PRUDHOE, PRUDHOE, NORTHD     | PRUDHOE | NE42 6PL | WORKSHOP AND PREMISES   | IF3 | 175.6   | 8657   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £49.30 | £4.58  |       |
| UNIT NT43/1D, PRINCESS COURT, LOW PRUDHOE, PRUDHOE, NORTHD     | PRUDHOE | NE42 6PL | WORKSHOP AND PREMISES   | IF3 | 138.1   | 7278   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £52.70 | £4.90  |       |
| UNIT NT43/1E, PRINCESS COURT, LOW PRUDHOE, PRUDHOE, NORTHD     | PRUDHOE | NE42 6PL | WORKSHOP AND PREMISES   | IF3 | 223.8   | 10349  | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £46.24 | £4.30  |       |
| UNIT BT 43/3C, PRINCESS COURT, LOW PRUDHOE, PRUDHOE, NORTHD    | PRUDHOE | NE42 6PL | WORKSHOP AND PREMISES   | IF3 | 108.8   | 5695   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £52.34 | £4.86  |       |
| UNIT BT 43/3D, PRINCESS COURT, LOW PRUDHOE, PRUDHOE, NORTHD    | PRUDHOE | NE42 6PL | WORKSHOP AND PREMISES   | IF3 | 91.2    | 5194   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | £56.95 | £5.29  |       |
| UNIT NT43/3F, PRINCESS COURT, LOW PRUDHOE, PRUDHOE, NORTHD     | PRUDHOE | NE42 6PL | WORKSHOP AND PREMISES   | IF3 | 143     | 7536   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £52.70 | £4.90  |       |
| UNIT NT43/1C, PRINCESS COURT, LOW PRUDHOE, PRUDHOE, NORTHD     | PRUDHOE | NE42 6PL | WORKSHOP AND PREMISES   | IF3 | 225.9   | 10445  | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £46.24 | £4.30  |       |
| PRINCESS WAY, LOW PRUDHOE, PRUDHOE, NORTHD                     | PRUDHOE | NE42 6PL | LAND USED FOR STORAGE   | CW1 | 765     | 1607   | 0 | 0  | 0  | 0  | 1  | 0 | 0 | 0 | £2.10  | £0.20  |       |
| SITE 3B, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD               | PRUDHOE | NE42 6PQ | VEHICLE REPAIR WORKSHOP | CG1 | 258.6   | 14273  | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | £55.19 | £5.13  |       |
| JEWSON, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD                | PRUDHOE | NE42 6PQ | WAREHOUSE AND PREMISES  | CW  | 788.4   | 38265  | 0 | 0  | 0  | 0  | 1  | 0 | 0 | 0 | £48.54 | £4.51  |       |
| SITE 6A, DUKES WAY, LOW PRUDHOE, PRUDHOE, NORTHD               | PRUDHOE | NE42 6PQ | WORKSHOP AND PREMISES   | IF3 | 855.5   | 32323  | 0 | 0  | 0  | 0  | 1  | 0 | 0 | 0 | £37.78 | £3.51  |       |
| 1, REGENTS DRIVE, LOW PRUDHOE, PRUDHOE, NORTHD                 | PRUDHOE | NE42 6PX | FACTORY AND PREMISES    | IF  | 652.57  | 26810  | 0 | 0  | 0  | 0  | 1  | 0 | 0 | 0 | £41.08 | £3.82  |       |
| 2, REGENTS DRIVE, LOW PRUDHOE, PRUDHOE, NORTHD                 | PRUDHOE | NE42 6PX | LABORATORY, OFFICES AND | IF  | 880.12  | 36339  | 0 | 0  | 0  | 0  | 1  | 0 | 0 | 0 | £41.29 | £3.84  |       |
| 3, REGENTS DRIVE, LOW PRUDHOE, PRUDHOE, NORTHD                 | PRUDHOE | NE42 6PX | FACTORY AND PREMISES    | IF  | 758.4   | 30608  | 0 | 0  | 0  | 0  | 1  | 0 | 0 | 0 | £40.36 | £3.75  |       |
| 4, REGENTS DRIVE, LOW PRUDHOE, PRUDHOE, NORTHD                 | PRUDHOE | NE42 6PX | FACTORY AND PREMISES    | IF  | 1080.9  | 42629  | 0 | 0  | 0  | 0  | 0  | 1 | 0 | 0 | £39.44 | £3.66  |       |
| 5, REGENTS DRIVE, LOW PRUDHOE, PRUDHOE, NORTHD                 | PRUDHOE | NE42 6PX | FACTORY AND PREMISES    | IF  | 1080.9  | 42629  | 0 | 0  | 0  | 0  | 0  | 1 | 0 | 0 | £39.44 | £3.66  |       |
| 6, REGENTS DRIVE, LOW PRUDHOE, PRUDHOE, NORTHD                 | PRUDHOE | NE42 6PX | FACTORY AND PREMISES    | IF  | 2054.17 | 75200  | 0 | 0  | 0  | 0  | 0  | 0 | 1 | 0 | £36.61 | £3.40  |       |
| 7, REGENTS DRIVE, LOW PRUDHOE, PRUDHOE, NORTHD                 | PRUDHOE | NE42 6PX | FACTORY AND PREMISES    | IF  | 1559    | 58116  | 0 | 0  | 0  | 0  | 0  | 1 | 0 | 0 | £37.28 | £3.46  |       |
| 8, REGENTS DRIVE, LOW PRUDHOE, PRUDHOE, NORTHD                 | PRUDHOE | NE42 6PX | FACTORY AND PREMISES    | IF  | 1270.42 | 49083  | 0 | 0  | 0  | 0  | 0  | 1 | 0 | 0 | £38.64 | £3.59  |       |
| 9, REGENTS DRIVE, LOW PRUDHOE, PRUDHOE, NORTHD                 | PRUDHOE | NE42 6PX | FACTORY AND PREMISES    | IF  | 6457.51 | 199881 | 0 | 0  | 0  | 0  | 0  | 0 | 0 | 1 | £30.95 | £2.88  |       |
| 6A, EARLS COURT, LOW PRUDHOE, PRUDHOE, NORTHD                  | PRUDHOE | NE42 6QG | WAREHOUSE AND PREMISES  | CW  | 201.7   | 9859   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £48.88 | £4.54  |       |
| 5B, EARLS COURT, LOW PRUDHOE, PRUDHOE, NORTHD                  | PRUDHOE | NE42 6QG | WORKSHOP AND PREMISES   | IF3 | 96.5    | 5496   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | £56.95 | £5.29  |       |
| 5C, EARLS COURT, LOW PRUDHOE, PRUDHOE, NORTHD                  | PRUDHOE | NE42 6QG | WORKSHOP AND PREMISES   | IF3 | 148.1   | 7805   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £52.70 | £4.90  |       |
| 6C, EARLS COURT, LOW PRUDHOE, PRUDHOE, NORTHD                  | PRUDHOE | NE42 6QG | WORKSHOP AND PREMISES   | IF3 | 132.3   | 6972   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £52.70 | £4.90  |       |
| 6B, EARLS COURT, LOW PRUDHOE, PRUDHOE, NORTHD                  | PRUDHOE | NE42 6QG | WORKSHOP AND PREMISES   | IF3 | 132.3   | 6972   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £52.70 | £4.90  |       |
| 7B, EARLS COURT, LOW PRUDHOE, PRUDHOE, NORTHD                  | PRUDHOE | NE42 6QG | WORKSHOP AND PREMISES   | IF3 | 131.2   | 6914   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £52.70 | £4.90  |       |
| 7A, EARLS COURT, LOW PRUDHOE, PRUDHOE, NORTHD                  | PRUDHOE | NE42 6QG | WORKSHOP AND PREMISES   | IF3 | 176.5   | 8701   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | £49.30 | £4.58  |       |
| 5A, EARLS COURT, LOW PRUDHOE, PRUDHOE, NORTHD                  | PRUDHOE | NE42 6QG | WORKSHOP AND PREMISES   | IF3 | 98.1    | 5587   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | £56.95 | £5.29  |       |
| 7C & D, EARLS COURT, LOW PRUDHOE, PRUDHOE, NORTHD              | PRUDHOE | NE42 6QG | SORTING CENTRE AND      | IX  | 305.1   | 14153  | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | £46.39 | £4.31  |       |
|  |         |          |                         |     |         |        | 8 | 14 | 29 | 17 | 11 | 5 | 4 | 2 | 90     |        |       |
| ELTRINGHAM WORKS, PRUDHOE, NORTHD                              | PRUDHOE | NE42 6LP | FACTORY AND PREMISES    | IF  | 8755.3  | 201669 | 0 | 0  | 0  | 0  | 0  | 0 | 0 | 1 |        | £23.03 | £2.14 |
|  |         |          |                         |     |         |        | 0 | 0  | 0  | 0  | 0  | 0 | 0 | 1 | 1      |        |       |
| UNIT 6, BYWELL HOME FARM, BYWELL, STOCKSFIELD, NORTHD          |         | NE43 7AQ | STORE AND PREMISES      | CW3 | 92.7    | 5125   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 |        | £55.29 | £5.14 |
| UNIT 1, BYWELL HOME FARM, BYWELL, STOCKSFIELD, NORTHD          |         | NE43 7AQ | WORKSHOP AND PREMISES   | IF3 | 70.4    | 3892   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 |        | £55.28 | £5.14 |
| UNIT 4, BYWELL HOME FARM, BYWELL, STOCKSFIELD, NORTHD          |         | NE43 7AQ | WORKSHOP AND PREMISES   | IF3 | 110.7   | 5662   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 |        | £51.15 | £4.75 |
| UNIT 2, BYWELL HOME FARM, BYWELL, STOCKSFIELD, NORTHD          |         | NE43 7AQ | WORKSHOP AND PREMISES   | IF3 | 68.9    | 3809   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 |        | £55.28 | £5.14 |
| UNIT 7, BYWELL HOME FARM, BYWELL, STOCKSFIELD, NORTHD          |         | NE43 7AQ | WORKSHOP AND PREMISES   | IF3 | 134.2   | 6864   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 |        | £51.15 | £4.75 |
| UNIT 11, BYWELL HOME FARM, BYWELL, STOCKSFIELD, NORTHD         |         | NE43 7AQ | WORKSHOP                | IF3 | 30.6    | 1776   | 1 | 0  | 0  | 0  | 0  | 0 | 0 | 0 |        | £58.04 | £5.39 |
|  |         |          |                         |     |         |        | 1 | 3  | 2  | 0  | 0  | 0 | 0 | 0 | 6      |        |       |

**APPENDIX 2  
INDUSTRIAL STOCK**

|   |           |          |                         |      |        |         |    |    |    |    |    |   |   |   |     |        |        |       |
|---|-----------|----------|-------------------------|------|--------|---------|----|----|----|----|----|---|---|---|-----|--------|--------|-------|
| JOINERS WORKSHOP, HIGH BANK COTTAGES, BYWELL, STOCKSFIELD, NORTHD     |           | NE43 7AG | WORKSHOP AND PREMISES   | IF3  | 230.05 | 7479    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £32.51 | £3.02  |       |
| BEARL QUARRY DEPOT, BYWELL, STOCKSFIELD, NORTHD                       |           | NE43 7AJ | STORAGE DEPOT AND       | CW2  | 990.1  | 16190   | 0  | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0   | £16.35 | £1.52  |       |
| MICKLEY GARAGE, WEST ROAD, MICKLEY, STOCKSFIELD, NORTHD               | PRUDHOE   | NE43 7BG | GARAGE AND PREMISES     | CG2  | 230.5  | 4930    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £21.39 | £1.99  |       |
| UNIT 15, DENE WORKSHOPS, MICKLEY SQUARE, MICKLEY, STOCKSFIELD, NORTHD | PRUDHOE   | NE43 7BJ | STORE AND PREMISES      | CW3  | 24.4   | 537     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £22.01 | £2.04  |       |
| UNIT 5A, DENE WORKSHOPS, MICKLEY SQUARE, MICKLEY, STOCKSFIELD, NORTHD | PRUDHOE   | NE43 7BJ | STORE AND PREMISES      | CW3  | 4.8    | 106     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £22.08 | £2.05  |       |
| UNIT 5B, DENE WORKSHOPS, MICKLEY SQUARE, MICKLEY, STOCKSFIELD, NORTHD | PRUDHOE   | NE43 7BJ | STORE AND PREMISES      | CW3  | 17.5   | 385     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £22.00 | £2.04  |       |
| UNIT 5C, DENE WORKSHOPS, MICKLEY SQUARE, MICKLEY, STOCKSFIELD, NORTHD | PRUDHOE   | NE43 7BJ | STORE AND PREMISES      | CW3  | 17.5   | 385     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £22.00 | £2.04  |       |
| UNIT 5D, DENE WORKSHOPS, MICKLEY SQUARE, MICKLEY, STOCKSFIELD, NORTHD | PRUDHOE   | NE43 7BJ | STORE AND PREMISES      | CW3  | 4.8    | 106     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £22.08 | £2.05  |       |
| UNIT 18, DENE WORKSHOPS, MICKLEY SQUARE, MICKLEY, STOCKSFIELD, NORTHD | PRUDHOE   | NE43 7BJ | STORE AND PREMISES      | CW3  | 26.8   | 550     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £20.52 | £1.91  |       |
| UNIT 2, ROE HOUSE FARM, STOCKSFIELD, NORTHD                           |           | NE43 7HP | STORE                   | CW3  | 53     | 1984    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £37.43 | £3.48  |       |
| UNIT 6, ROE HOUSE FARM, STOCKSFIELD, NORTHD                           |           | NE43 7HP | STORE                   | CW3  | 12.9   | 553     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £42.87 | £3.98  |       |
| UNIT 7, ROE HOUSE FARM, STOCKSFIELD, NORTHD                           |           | NE43 7HP | STORE AND PREMISES      | CW3  | 47.9   | 1901    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £39.69 | £3.69  |       |
| UNIT 8, ROE HOUSE FARM, STOCKSFIELD, NORTHD                           |           | NE43 7HP | STORE AND PREMISES      | CW3  | 33.74  | 1339    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £39.69 | £3.69  |       |
| UNIT 1, ROE HOUSE FARM, STOCKSFIELD, NORTHD                           |           | NE43 7HP | WORKSHOP AND PREMISES   | IF3  | 36.57  | 1451    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £39.68 | £3.69  |       |
| UNIT 3, ROE HOUSE FARM, STOCKSFIELD, NORTHD                           |           | NE43 7HP | WORKSHOP AND PREMISES   | IF3  | 42.56  | 1689    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £39.69 | £3.69  |       |
| UNIT 4, ROE HOUSE FARM, STOCKSFIELD, NORTHD                           |           | NE43 7HP | WORKSHOP AND PREMISES   | IF3  | 109.7  | 3825    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £34.87 | £3.24  |       |
| UNIT 5A, ROE HOUSE FARM, STOCKSFIELD, NORTHD                          |           | NE43 7HP | WORKSHOP AND PREMISES   | IF3  | 34.9   | 1420    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £40.69 | £3.78  |       |
| UNITS 2-4 WEST BROOMLEY FARM, BROOMLEY, STOCKSFIELD, NORTHD           |           | NE43 7HR | SHOWROOM WORKSHOP AND   | IF3  | 372.26 | 3789    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | £10.18 | £0.95  |       |
| KIMBERLEY HOUSE, KIMBERLEY GARDENS, STOCKSFIELD, NORTHD               |           | NE43 7JH | WORKSHOP AND PREMISES   | IF3O | 341.32 | 8533    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | £25.00 | £2.32  |       |
| NEW RIDLEY ROAD GARAGE, NEW RIDLEY ROAD, STOCKSFIELD, NORTHD          |           | NE43 7LE | VEHICLE REPAIR WORKSHOP | CG1  | 189.7  | 4224    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £22.27 | £2.07  |       |
| UNIT 1, STONEYGATE BANK, WEST MICKLEY, STOCKSFIELD, NORTHD            |           | NE43 7LP | VEHICLE REPAIR WORKSHOP | CG1  | 102.8  | 2317    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £22.54 | £2.09  |       |
| UNIT 2, STONEYGATE BANK, WEST MICKLEY, STOCKSFIELD, NORTHD            |           | NE43 7LP | WORKSHOP AND PREMISES   | IF3  | 50     | 1358    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £27.16 | £2.52  |       |
| UNIT 3, STONEYGATE BANK, WEST MICKLEY, STOCKSFIELD, NORTHD            |           | NE43 7LP | WORKSHOP AND PREMISES   | IF3  | 59.4   | 1589    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £26.75 | £2.49  |       |
| UNIT 2 BLUE BELL GARAGE, BRANCH END, STOCKSFIELD, NORTHD              |           | NE43 7NA | VEHICLE REPAIR WORKSHOP | CG1  | 63.8   | 1203    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £18.86 | £1.75  |       |
| MURRAYGARTH HAULAGE YARD, NEW RIDLEY, STOCKSFIELD, NORTHD             |           | NE43 7RG | ROAD HAULAGE DEPOT AND  | CG4  | 158.83 | 5927    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £37.32 | £3.47  |       |
| APPERLEY BANK FOOT, STOCKSFIELD, NORTHD                               |           | NE43 7SH | WAREHOUSE AND PREMISES  | CW   | 194.5  | 3011    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £15.48 | £1.44  |       |
| MICKLEY MOOR WEST FARM, HEDLEY, STOCKSFIELD, NORTHD                   |           | NE43 7SW | WORKSHOP                | IF3  | 128.92 | 2778    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £21.55 | £2.00  |       |
| UNIVERSITY OF NEWCASTLE WORKSHOP NAFFERTON FARM, STOCKSFIELD,         |           | NE43 7XD | WORKSHOP AND PREMISES   | IF3  | 824.6  | 10938   | 0  | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0   | £13.26 | £1.23  |       |
|   |           |          |                         |      |        |         | 12 | 4  | 8  | 2  | 2  | 0 | 0 | 0 | 28  |        |        |       |
| UNIT 4A (SUITE 3), STOCKSFIELD HALL, STOCKSFIELD, NORTHD              |           | NE43 7TN | SHOWROOM AND PREMISES   | IF3  | 41.19  | 2743    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | 4      | £66.59 | £6.19 |
| UNIT 4A (SUITE 2), STOCKSFIELD HALL, STOCKSFIELD, NORTHD              |           | NE43 7TN | SHOWROOM AND PREMISES   | IF3  | 59.62  | 3595    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   |        | £60.30 | £5.60 |
| GND FLR UNIT 4A (SUITE 1), STOCKSFIELD HALL, STOCKSFIELD, NORTHD      |           | NE43 7TN | WORKSHOP AND PREMISES   | IF3  | 36.13  | 2005    | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   |        | £55.49 | £5.16 |
| 1ST FLR UNIT 4A (SUITE 1), STOCKSFIELD HALL, STOCKSFIELD, NORTHD      |           | NE43 7TN | OFFICES AND PREMISES    | IF3  | 172.46 | 8118    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   |        | £47.07 | £4.37 |
|   |           |          |                         |      |        |         | 2  | 1  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | 10     |        |       |
| SUMMERFIELD FARM, SHOTLEY BRIDGE, CONSETT, CO DURHAM                  |           | DH8 9BH  | WORKSHOP AND PREMISES   | IF3  | 219.8  | 4049    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   |        | £18.42 | £1.71 |
| THE WORKSHOP, SUMMERFIELD FARM, SHOTLEY BRIDGE, CONSETT, CO DURHAM    |           | DH8 9BH  | WORKSHOP AND PREMISES   | IF3  | 185.6  | 3647    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   |        | £19.65 | £1.83 |
| EBCHESTER STORE, BRIDGE END, EBCHESHER, CONSETT, CO DURHAM            |           | DH8 9JA  | WAREHOUSE AND PREMISES  | CW   | 365.76 | 8408    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   |        | £22.99 | £2.14 |
| GARDENS & LANDSCAPE SOLUTIONS, EBCHESHER, CONSETT, CO DURHAM          |           | DH8 9JA  | WAREHOUSE AND PREMISES  | CW   | 435.22 | 9775    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   |        | £22.46 | £2.09 |
| BRIDGE END, EBCHESHER, CONSETT, CO DURHAM                             |           | DH8 9JA  | WORKSHOP AND PREMISES   | IF3  | 54.7   | 1287    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   |        | £23.53 | £2.19 |
| NEWHOUSE FARM, SHOTLEY BRIDGE, CONSETT, CO DURHAM                     |           | DH8 9LR  | STORE                   | CW3  | 79.2   | 1048    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   |        | £13.23 | £1.23 |
| NEAR SAILING CLUB, DERWENT RESERVOIR, CONSETT, CO DURHAM              |           | DH8 9PH  | STORE AND PREMISES      | CW3  | 22.2   | 520     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   |        | £23.42 | £2.18 |
| THE WALLED GARDEN, MINSTERACRES, CONSETT, CO DURHAM                   |           | DH8 9RT  | WORKSHOPS AND PREMISES  | IF3  | 390.7  | 4201    | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   |        | £10.75 | £1.00 |
| FINE HOUSE FARM, KILN PIT HILL, CONSETT, CO DURHAM                    |           | DH8 9SL  | WAREHOUSE AND PREMISES  | CW   | 245.3  | 6245    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   |        | £25.46 | £2.37 |
| SHOTLEY HALL, SHOTLEY BRIDGE, CONSETT, CO DURHAM                      |           | DH8 9TE  | STORES AND PREMISES     | CW3  | 84.4   | 871     | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   |        | £10.32 | £0.96 |
|   |           |          |                         |      |        |         | 1  | 3  | 3  | 3  | 0  | 0 | 0 | 0 | 0   |        |        |       |
|   |           |          |                         |      | 170603 | 3864341 | 26 | 25 | 47 | 24 | 13 | 5 | 4 | 3 | 147 |        |        |       |
| CORBRIDGE   |           |          |                         |      |        |         |    |    |    |    |    |   |   |   |     |        |        |       |
| CORBRIDGE COACHWORKS LTD, PRINCES STREET, CORBRIDGE, NORTHD           | CORBRIDGE | NE45 5AE | VEHICLE REPAIR WORKSHOP | CG1  | 128.95 | 5328    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   |        | £41.32 | £3.84 |
| G B MOTOR ENGINEERS, PRINCES STREET, CORBRIDGE, NORTHD                | CORBRIDGE | NE45 5AE | VEHICLE REPAIR WORKSHOP | CG1  | 233.9  | 4276    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   |        | £18.28 | £1.70 |
| UNIT 1 OLD BAKERY YARD, PRINCES STREET, CORBRIDGE, NORTHD             | CORBRIDGE | NE45 5AE | WORKSHOP, SALON AND     | IF3  | 110.6  | 3561    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   |        | £32.20 | £2.99 |
| UNIT 2 OLD BAKERY YARD, PRINCES STREET, CORBRIDGE, NORTHD             | CORBRIDGE | NE45 5AE | WORKSHOP AND PREMISES   | IF3  | 148.4  | 4264    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   |        | £28.73 | £2.67 |
| OLD GASWORKS, STATION ROAD, CORBRIDGE, NORTHD                         | CORBRIDGE | NE45 5AY | GARAGE AND PREMISES     | CG2  | 212.8  | 8441    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   |        | £39.67 | £3.69 |
| STORE HOUSE, ST HELENS STREET, CORBRIDGE, NORTHD                      | CORBRIDGE | NE45 5BE | STORE AND PREMISES      | CW3  | 94.1   | 5333    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   |        | £56.67 | £5.26 |
| R/O 25/27, PRINCES STREET, CORBRIDGE, NORTHD                          | CORBRIDGE | NE45 5DA | STORE                   | CW3  | 13.2   | 577     | 1  | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   |        | £43.71 | £4.06 |
| 23A, PRINCES STREET, CORBRIDGE, NORTHD                                | CORBRIDGE | NE45 5DA | WORKSHOP                | IF3  | 71.7   | 1273    | 0  | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   |        | £17.75 | £1.65 |
| GARAGE, THE ORCHARD, CORBRIDGE, NORTHD                                | CORBRIDGE | NE45 5DD | GARAGES AND PREMISES    | CG2  | 145.8  | 3779    | 0  | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   |        | £25.92 | £2.41 |
| CORBRIDGE ANTIQUES, BISHOPS YARD, MAIN STREET, CORBRIDGE, NORTHD      | CORBRIDGE | NE45 5LA | WAREHOUSE AND PREMISES  | CW   | 284.68 | 10382   | 0  | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   |        | £36.47 | £3.39 |

**APPENDIX 2  
INDUSTRIAL STOCK**

|  |           |          |                         |     |         |       |   |   |    |   |   |   |   |   |    |        |       |
|--|-----------|----------|-------------------------|-----|---------|-------|---|---|----|---|---|---|---|---|----|--------|-------|
| RE, BISHOPS YARD, MAIN STREET, CORBRIDGE, NORTHD               | CORBRIDGE | NE45 5LA | WAREHOUSE AND PREMISES  | CW  | 287.14  | 10138 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 |    | £35.31 | £3.28 |
|  |           |          |                         |     |         |       | 1 | 2 | 6  | 2 | 0 | 0 | 0 | 0 | 11 |        |       |
| STORE 2, STATION YARD, STATION ROAD, CORBRIDGE, NORTHD         | CORBRIDGE | NE45 5AZ | STORE AND PREMISES      | CW3 | 68.3    | 2554  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £37.39 | £3.47 |
| STORE 3, STATION YARD, STATION ROAD, CORBRIDGE, NORTHD         | CORBRIDGE | NE45 5AZ | STORE AND PREMISES      | CW3 | 33.7    | 1391  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £41.28 | £3.83 |
| STORE 1, STATION YARD, STATION ROAD, CORBRIDGE, NORTHD         | CORBRIDGE | NE45 5AZ | STORE AND PREMISES      | CW3 | 68.3    | 2554  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £37.39 | £3.47 |
| UNITS 1-3, STATION YARD, STATION ROAD, CORBRIDGE, NORTHD       | CORBRIDGE | NE45 5AZ | WORKSHOP AND PREMISES   | IF3 | 186.93  | 6741  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £36.06 | £3.35 |
| THE CORBRIDGE FURNITURE COMPANY, TINKLERS YARD, TINKLERS BANK, | CORBRIDGE | NE45 5SB | FACTORY AND PREMISES    | IF  | 722.2   | 24967 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 |    | £34.57 | £3.21 |
|  |           |          |                         |     |         |       | 1 | 2 | 1  | 0 | 1 | 0 | 0 | 0 | 5  |        |       |
| FELL HOUSE COTTAGE, RIDING MILL, NORTHD                        |           | NE44 6BB | WORKSHOP AND PREMISES   | IF3 | 139.6   | 1786  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £12.79 | £1.19 |
| STORE 1 HEALEY SAWMILL, HEALEY, RIDING MILL, NORTHD            |           | NE44 6BJ | STORE AND PREMISES      | CW3 | 61.4    | 1155  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £18.81 | £1.75 |
| STORE 2 HEALEY SAWMILL, HEALEY, RIDING MILL, NORTHD            |           | NE44 6BJ | STORE AND PREMISES      | CW3 | 221.7   | 3331  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £15.02 | £1.40 |
| THE FORGE THORNBROUGH, CORBRIDGE, NORTHD                       | CORBRIDGE | NE45 5LX | BLACKSMITHS SHOP AND    | IF3 | 45.7    | 1080  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £23.63 | £2.20 |
| SUNNYSIDE, CORBRIDGE, NORTHD                                   | CORBRIDGE | NE45 5PT | GARAGE AND PREMISES     | CG2 | 104.61  | 1834  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £17.53 | £1.63 |
| FAWDINGTONS GARAGE   | CORBRIDGE | NE45 5QB | WORKSHOP AND PREMISES   | IF3 | 481.5   | 8169  | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 |    | £16.97 | £1.58 |
| THE OLD POTTERY BARN, MILKWELL LANE, CORBRIDGE, NORTHD         | CORBRIDGE | NE45 5QF | WAREHOUSE AND PREMISES  | CW  | 138.4   | 5316  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £38.41 | £3.57 |
| DILSTON SAWMILL, CORBRIDGE, NORTHD                             | CORBRIDGE | NE45 5RE | WORKSHOP AND PREMISES   | IF3 | 231.8   | 4349  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £18.76 | £1.74 |
| FARNLEY GRANGE, FARNLEY, CORBRIDGE, NORTHD                     | CORBRIDGE | NE45 5RP | VEHICLE REPAIR WORKSHOP | CG1 | 149.2   | 1832  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £12.28 | £1.14 |
| WHITLEY CHAPEL OLD SCHOOL, STEEL, HEXHAM, NORTHD               |           | NE47 0HB | STORE AND PREMISES      | CW3 | 67.7    | 1021  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £15.08 | £1.40 |
| HAGWOOD, STEEL, HEXHAM, NORTHD                                 |           | NE47 0HB | WORKSHOP, STORES AND    | IF3 | 424.8   | 8301  | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 |    | £19.54 | £1.82 |
| HOLLY BUSH HOUSE, STEEL, HEXHAM, NORTHD                        |           | NE47 0HE | WORKSHOP AND PREMISES   | IF3 | 32.6    | 1003  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £30.77 | £2.86 |
| RUSHWOOD, STEEL, HEXHAM, NORTHD                                |           | NE47 0HL | STORE                   | CW3 | 47.8    | 739   | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £15.46 | £1.44 |
|  |           |          |                         |     |         |       | 3 | 2 | 6  | 2 | 0 | 0 | 0 | 0 | 13 |        |       |
|  |           |          |                         |     | 4958    | 39916 | 5 | 6 | 13 | 4 | 1 | 0 | 0 | 0 | 29 |        |       |
| <b>HEXHAM</b>  |           |          |                         |     |         |       |   |   |    |   |   |   |   |   |    |        |       |
| HEXHAM STATION, HEXHAM, NORTHD                                 | HEXHAM    | NE46 1ET | WAREHOUSE AND PREMISES  | CW  | 615.8   | 11511 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 |    | £18.69 | £1.74 |
| HEXHAM STATION, HEXHAM, NORTHD                                 | HEXHAM    | NE46 1ET | WORKSHOP AND PREMISES   | IF3 | 114     | 2143  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £18.80 | £1.75 |
| HEXHAM STATION, HEXHAM, NORTHD                                 | HEXHAM    | NE46 1ET | WORKSHOP AND PREMISES   | IF3 | 55.5    | 1122  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £20.22 | £1.88 |
| HEXHAM STATION, HEXHAM, NORTHD                                 | HEXHAM    | NE46 1ET | WORKSHOP AND PREMISES   | IF3 | 53.6    | 1066  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £19.89 | £1.85 |
| OLD SAW MILLS, STATION ROAD, HEXHAM, NORTHD                    | HEXHAM    | NE46 1EZ | WAREHOUSE AND PREMISES  | CW  | 1231    | 27103 | 0 | 0 | 0  | 0 | 0 | 1 | 0 | 0 |    | £22.02 | £2.05 |
|  |           |          |                         |     |         |       | 0 | 2 | 1  | 0 | 1 | 1 | 0 | 0 | 5  |        |       |
| UNIT 1, OCHRELANDS, HEXHAM, NORTHD                             | HEXHAM    | NE46 1SB | WORKSHOP AND PREMISES   | IF3 | 55.7    | 2442  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £43.84 | £4.07 |
| UNIT 2, OCHRELANDS, HEXHAM, NORTHD                             | HEXHAM    | NE46 1SB | WORKSHOP AND PREMISES   | IF3 | 48.6    | 2374  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £48.85 | £4.54 |
| UNIT 3, OCHRELANDS, HEXHAM, NORTHD                             | HEXHAM    | NE46 1SB | WORKSHOP AND PREMISE    | IF3 | 62.1    | 2746  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £44.22 | £4.11 |
| UNIT 5, OCHRELANDS, HEXHAM, NORTHD                             | HEXHAM    | NE46 1SB | WORKSHOP AND PREMISES   | IF3 | 77.2    | 3388  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £43.89 | £4.08 |
| UNIT 6, OCHRELANDS, HEXHAM, NORTHD                             | HEXHAM    | NE46 1SB | WORKSHOP AND PREMISES   | IF3 | 25.9    | 1320  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £50.97 | £4.73 |
|  |           |          |                         |     |         |       | 2 | 3 | 0  | 0 | 0 | 0 | 0 | 0 | 5  |        |       |
| WEST END GARAGE, TYNE MILLS, HEXHAM, NORTHD                    | HEXHAM    | NE46 1XL | VEHICLE REPAIR WORKSHOP | CG1 | 167.9   | 6392  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £38.07 | £3.54 |
| HIQ, TYNE MILLS, HEXHAM, NORTHD                                | HEXHAM    | NE46 1XL | TYRE SERVICE DEPOT AND  | CG1 | 545.3   | 21048 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 |    | £38.60 | £3.59 |
| A V TAYLOR LTD, TYNE MILLS, HEXHAM, NORTHD                     | HEXHAM    | NE46 1XL | VEHICLE REPAIR WORKSHOP | CG1 | 251.42  | 9256  | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 |    | £36.81 | £3.42 |
| UNIT 4, TYNE MILLS, HEXHAM, NORTHD                             | HEXHAM    | NE46 1XL | VEHICLE REPAIR WORKSHOP | CG1 | 146.9   | 6541  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £44.53 | £4.14 |
| TYNE MILLS, HEXHAM, NORTHD                                     | HEXHAM    | NE46 1XL | VEHICLE REPAIR WORKSHOP | CG1 | 523.9   | 15722 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 |    | £30.01 | £2.79 |
| NORTHUMBERLAND COUNTY COUNCIL, TYNE MILLS, HEXHAM, NORTHD      | HEXHAM    | NE46 1XL | GARAGE AND PREMISES     | CG2 | 124     | 5516  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £44.48 | £4.13 |
| DOWN TO EARTH, TYNE MILLS, HEXHAM, NORTHD                      | HEXHAM    | NE46 1XL | WAREHOUSE AND PREMISES  | CW  | 660.9   | 15537 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 |    | £23.51 | £2.18 |
| CARRS AGRICULTURE LTD, TYNE MILLS, HEXHAM, NORTHD              | HEXHAM    | NE46 1XL | WAREHOUSE AND PREMISES  | CW  | 1115.16 | 37012 | 0 | 0 | 0  | 0 | 0 | 1 | 0 | 0 |    | £33.19 | £3.08 |
| UNIT 5, TYNE MILLS, HEXHAM, NORTHD                             | HEXHAM    | NE46 1XL | STORE AND PREMISES      | CW3 | 146.9   | 6541  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £44.53 | £4.14 |
| MULTICHEM LTD, TYNE MILLS, HEXHAM, NORTHD                      | HEXHAM    | NE46 1XL | FACTORY AND PREMISES    | IF  | 2503.35 | 44483 | 0 | 0 | 0  | 0 | 0 | 0 | 1 | 0 |    | £17.77 | £1.65 |
| NORTHUMBERLAND COUNTY COUNCIL, TYNE MILLS, HEXHAM, NORTHD      | HEXHAM    | NE46 1XL | WORKSHOP AND PREMISES   | IF3 | 376.4   | 13949 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 |    | £37.06 | £3.44 |
| TYNE MILLS, HEXHAM, NORTHD                                     | HEXHAM    | NE46 1XL | WORKSHOP AND PREMISES   | IF3 | 375.3   | 12129 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 |    | £32.32 | £3.00 |
| TINDALE BROS UNIT 1, TYNE MILLS, HEXHAM, NORTHD                | HEXHAM    | NE46 1XL | WORKSHOP AND PREMISES   | IF3 | 76.8    | 3638  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £47.37 | £4.40 |
| UNIT 2, TYNE MILLS, HEXHAM, NORTHD                             | HEXHAM    | NE46 1XL | WORKSHOP AND PREMISES   | IF3 | 73.6    | 3441  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £46.75 | £4.34 |
| UNIT 3, TYNE MILLS, HEXHAM, NORTHD                             | HEXHAM    | NE46 1XL | WORKSHOP AND PREMISES   | IF3 | 142.4   | 6012  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £42.22 | £3.92 |
| TYNE MILLS, HEXHAM, NORTHD                                     | HEXHAM    | NE46 1XL | WORKSHOP AND PREMISES   | IF3 | 326.5   | 12945 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 |    | £39.65 | £3.68 |
| PK RUMINANT NUTRITION LTD, TYNE MILLS, HEXHAM, NORTHD          | HEXHAM    | NE46 1XL | WORKSHOP AND PREMISES   | IF3 | 211.4   | 7191  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £34.02 | £3.16 |
|  |           |          |                         |     |         |       | 0 | 2 | 6  | 4 | 3 | 1 | 1 | 0 | 17 |        |       |
| TYNE GREEN, HEXHAM, NORTHD                                     | HEXHAM    | NE46 3HF | WAREHOUSE AND PREMISES  | CW  | 117.8   | 4193  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £35.59 | £3.31 |
| UNIT 1 BURN COURT, BURN LANE, HEXHAM, NORTHD                   | HEXHAM    | NE46 3HN | VEHICLE REPAIR WORKSHOP | CG1 | 175.6   | 6892  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £39.25 | £3.65 |
| BURN LANE, HEXHAM, NORTHD                                      | HEXHAM    | NE46 3HN | GARAGE AND PREMISES     | CG2 | 390.04  | 15698 | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 |    | £40.25 | £3.74 |

**APPENDIX 2  
INDUSTRIAL STOCK**

|  |        |          |                         |      |        |       |   |    |    |   |   |   |   |   |    |        |       |
|--|--------|----------|-------------------------|------|--------|-------|---|----|----|---|---|---|---|---|----|--------|-------|
| STAFFORD, BURN LANE, HEXHAM, NORTHD  | HEXHAM | NE46 3HN | WAREHOUSE AND PREMISES  | CW   | 561.4  | 12037 | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £21.44 | £1.99 |
| WEST CUMBERLAND FARMERS LTD, BURN LANE, HEXHAM, NORTHD                           | HEXHAM | NE46 3HN | WAREHOUSE AND PREMISES  | CW   | 527.2  | 19338 | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £36.68 | £3.41 |
| G B SHAW LTD, BURN LANE, HEXHAM, NORTHD  | HEXHAM | NE46 3HN | WAREHOUSE AND PREMISES  | CW   | 978.5  | 26219 | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £26.80 | £2.49 |
| UNIT 2, BURN COURT, BURN LANE, HEXHAM, NORTHD                                    | HEXHAM | NE46 3HN | WAREHOUSE AND PREMISES  | CW   | 180.6  | 6541  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £36.22 | £3.36 |
| UNIT 3, BURNHAUGH ESTATE, BURN LANE, HEXHAM, NORTHD                              | HEXHAM | NE46 3HN | WAREHOUSE AND PREMISES  | CW   | 93.3   | 3577  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £38.34 | £3.56 |
| UNIT 5, BURNHAUGH ESTATE, BURN LANE, HEXHAM, NORTHD                              | HEXHAM | NE46 3HN | STORE AND PREMISES      | CW3  | 89.6   | 3435  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £38.34 | £3.56 |
| BARTRAM WALKER WATER HOUSE, BURN LANE, HEXHAM, NORTHD                            | HEXHAM | NE46 3HN | STORES, OFFICES AND     | CW3O | 148.4  | 7852  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £52.91 | £4.92 |
| ALL TERRAIN VEHICLE CENTRE, BURN LANE, HEXHAM, NORTHD                            | HEXHAM | NE46 3HN | WORKSHOP AND PREMISES   | IF3  | 348.7  | 8578  | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £24.60 | £2.29 |
| 6, BURN LANE, HEXHAM, NORTHD   | HEXHAM | NE46 3HN | WORKSHOP AND PREMISES   | IF3  | 46.8   | 1163  | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £24.85 | £2.31 |
| UNIT 4, BURNHAUGH ESTATE, BURN LANE, HEXHAM, NORTHD                              | HEXHAM | NE46 3HN | WORKSHOP AND PREMISES   | IF3  | 147.4  | 4138  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £28.07 | £2.61 |
| UNIT 6, BURNHAUGH ESTATE, BURN LANE, HEXHAM, NORTHD                              | HEXHAM | NE46 3HN | WORKSHOP AND PREMISES   | IF3  | 173.39 | 5767  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £33.26 | £3.09 |
| J P WESTALL WATER HOUSE, BURN LANE, HEXHAM, NORTHD                               | HEXHAM | NE46 3HN | WORKSHOP, OFFICES AND   | IF3O | 314    | 13262 | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £42.24 | £3.92 |
| UNIT 2, BURNHAUGH ESTATE, BURN LANE, HEXHAM, NORTHD                              | HEXHAM | NE46 3HS | VEHICLE REPAIR WORKSHOP | CG1  | 269.1  | 8014  | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £29.78 | £2.77 |
|  |        |          |                         |      |        |       | 1 | 2  | 6  | 4 | 3 | 0 | 0 | 0 | 16 |        |       |
| ALEMOUTH ROAD, HEXHAM, NORTHD  | HEXHAM | NE46 3PJ | TYRE SERVICE DEPOT AND  | CG1  | 460.2  | 13507 | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £29.35 | £2.73 |
| VALUE TREAD, HAUGH LANE, HEXHAM, NORTHD  | HEXHAM | NE46 3PR | EXHAUST AND TYRE CENTRE | CG1  | 56.7   | 1672  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £29.49 | £2.74 |
| J PRATT, HAUGH LANE, HEXHAM, NORTHD  | HEXHAM | NE46 3PT | VEHICLE REPAIR WORKSHOP | CG1  | 110.4  | 1976  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £17.90 | £1.66 |
| ASSOCIATED TYRE SPECIALISTS (NORTHERN) LTD, HAUGH LANE, HEXHAM, NORTHD           | HEXHAM | NE46 3PT | EXHAUST AND TYRE CENTRE | CG1  | 437.3  | 12571 | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £28.75 | £2.67 |
| THOMPSONS GARAGE, HAUGH LANE, HEXHAM, NORTHD                                     | HEXHAM | NE46 3PT | WORKSHOP AND PREMISES   | IF3  | 224.5  | 4700  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £20.94 | £1.94 |
| F ALMOND CHIPS AWAY, HAUGH LANE, HEXHAM, NORTHD                                  | HEXHAM | NE46 3PT | WORKSHOP AND PREMISES   | IF3  | 87     | 1693  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £19.46 | £1.81 |
| UNITS 15A-15B, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD          | HEXHAM | NE46 3PU | VEHICLE REPAIR WORKSHOP | CG1  | 820.86 | 23036 | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £28.06 | £2.61 |
| UNIT 15D, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | VEHICLE REPAIR WORKSHOP | CG1  | 117.77 | 4550  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £38.63 | £3.59 |
| UNIT 20A, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | VEHICLE REPAIR WORKSHOP | CG1  | 114    | 4786  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £41.98 | £3.90 |
| UNIT 6, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD                 | HEXHAM | NE46 3PU | VEHICLE REPAIR WORKSHOP | CG1  | 610.5  | 19435 | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £31.83 | £2.96 |
| UNIT 23A, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | VEHICLE REPAIR WORKSHOP | CG1  | 96     | 4548  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £47.38 | £4.40 |
| UNIT 8, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD                 | HEXHAM | NE46 3PU | VEHICLE REPAIR WORKSHOP | CG1  | 733    | 26695 | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £36.42 | £3.38 |
| UNIT 20B, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | GARAGE AND PREMISES     | CG2  | 141.2  | 5887  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £41.69 | £3.87 |
| UNIT 17, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD                | HEXHAM | NE46 3PU | GARAGE AND PREMISES     | CG2  | 84.6   | 3711  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £43.87 | £4.08 |
| UNIT 21, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD                | HEXHAM | NE46 3PU | WAREHOUSE AND PREMISES  | CW   | 210.8  | 9194  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £43.61 | £4.05 |
| UNIT 22A-22B, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD           | HEXHAM | NE46 3PU | WAREHOUSE AND PREMISES  | CW   | 329.53 | 11708 | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £35.53 | £3.30 |
| UNIT 23C, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | WAREHOUSE AND PREMISES  | CW   | 96     | 4664  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £48.58 | £4.51 |
| UNIT 23D, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | WAREHOUSE AND PREMISES  | CW   | 96     | 4548  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £47.38 | £4.40 |
| 23E, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD                    | HEXHAM | NE46 3PU | WAREHOUSE AND PREMISES  | CW   | 96     | 4548  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £47.38 | £4.40 |
| 23F, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD                    | HEXHAM | NE46 3PU | WAREHOUSE AND PREMISES  | CW   | 96     | 4548  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £47.38 | £4.40 |
| EVERITT & MARSHALL LTD, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD | HEXHAM | NE46 3PU | WAREHOUSE AND PREMISES  | CW   | 178.6  | 8255  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £46.22 | £4.29 |
| UNIT 25A, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | WAREHOUSE AND PREMISES  | CW   | 144.12 | 6478  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £44.95 | £4.18 |
| UNIT 26F, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | WAREHOUSE AND PREMISES  | CW   | 95.84  | 4540  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £47.37 | £4.40 |
| UNIT 18, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD                | HEXHAM | NE46 3PU | FACTORY AND PREMISES    | IF   | 578.4  | 18075 | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £31.25 | £2.90 |
| UNIT 26B, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | FACTORY AND PREMISES    | IF   | 47     | 2459  | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £52.32 | £4.86 |
| UNIT 26C, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | FACTORY AND PREMISES    | IF   | 96     | 4548  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £47.38 | £4.40 |
| UNIT 14, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD                | HEXHAM | NE46 3PU | WORKSHOP AND PREMISES   | IF3  | 265.8  | 10691 | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £40.22 | £3.74 |
| UNIT 15C, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | WORKSHOP AND PREMISES   | IF3  | 245.1  | 9956  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £40.62 | £3.77 |
| UNIT 19, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD                | HEXHAM | NE46 3PU | WORKSHOP AND PREMISES   | IF3  | 626.8  | 18280 | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £29.16 | £2.71 |
| UNIT 23B, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | WORKSHOP AND PREMISES   | IF3  | 96     | 4548  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £47.38 | £4.40 |
| UNIT 11A, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | WORKSHOP AND PREMISES   | IF3  | 159.2  | 5460  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £34.30 | £3.19 |
| UNIT 24, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD                | HEXHAM | NE46 3PU | WORKSHOP AND PREMISES   | IF3  | 458.9  | 16304 | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £35.53 | £3.30 |
| COULSON CONTRACTS, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD      | HEXHAM | NE46 3PU | WORKSHOP AND PREMISES   | IF3  | 122.2  | 5356  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £43.83 | £4.07 |
| UNIT 26A, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | WORKSHOP AND PREMISES   | IF3  | 47     | 2522  | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £53.66 | £4.98 |
| UNIT 25C, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | WORKSHOP AND PREMISES   | IF3  | 95.8   | 4654  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £48.58 | £4.51 |
| UNIT 25D, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | WORKSHOP AND PREMISES   | IF3  | 143.7  | 6346  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £44.16 | £4.10 |
| UNIT 25B, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD               | HEXHAM | NE46 3PU | WORKSHOP AND PREMISES   | IF3  | 95.8   | 4654  | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £48.58 | £4.51 |
| UNITS 26D & 26E, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD        | HEXHAM | NE46 3PU | WORKSHOP AND PREMISES   | IF3  | 191.6  | 7856  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £41.00 | £3.81 |
|  |        |          |                         |      |        |       | 2 | 13 | 13 | 5 | 5 | 0 | 0 | 0 | 38 |        |       |
| MKM BUILDING SUPPLIES LTD, FRENCH GARDEN INDUSTRIAL ESTATE, HEXHAM, NORTHD       | HEXHAM | NE46 4DL | WAREHOUSE AND PREMISES  | CW   | 1179   | 45629 | 0 | 0  | 0  | 0 | 0 | 1 | 0 | 0 |    | £38.70 | £3.60 |
| HOWDENS JOINERY CO, FRENCH GARDEN INDUSTRIAL ESTATE, HEXHAM, NORTHD              | HEXHAM | NE46 4DL | WAREHOUSE AND PREMISES  | CW   | 941.3  | 38661 | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £41.07 | £3.82 |
| HEXHAM INDUSTRIAL ESTATE, HEXHAM INDUSTRIAL ESTATE, BRIDGE END, HEXHAM, NORTHD   | HEXHAM | NE46 4DQ | WAREHOUSE AND PREMISES  | CW   | 1057   | 31193 | 0 | 0  | 0  | 0 | 0 | 1 | 0 | 0 |    | £29.51 | £2.74 |
| GLOBAL HOUSE, BRIDGE END INDUSTRIAL ESTATE, HEXHAM, NORTHD                       | HEXHAM | NE46 4DQ | WAREHOUSE AND PREMISES  | CW   | 242.4  | 10704 | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £44.16 | £4.10 |

**APPENDIX 2  
INDUSTRIAL STOCK**

|   |        |          |                         |      |          |         |   |   |   |   |   |   |   |   |   |   |        |       |
|---|--------|----------|-------------------------|------|----------|---------|---|---|---|---|---|---|---|---|---|---|--------|-------|
| METANO LTD, BRIDGE END INDUSTRIAL ESTATE, HEXHAM, NORTHD                | HEXHAM | NE46 4DQ | FACTORY AND PREMISES    | IF   | 483.1    | 18086   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £37.44 | £3.48 |
| ROYAL MAIL DELIVERY UNIT, BRIDGE END INDUSTRIAL ESTATE, HEXHAM, NORTHD  | HEXHAM | NE46 4JA | SORTING OFFICE AND      | CW   | 1147.6   | 36368   | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £31.69 | £2.94 |
| TYNEDALE TIMBER SUPPLIES, BRIDGE END, HEXHAM, NORTHD                    | HEXHAM | NE46 4JH | WAREHOUSE AND PREMISES  | CW   | 221.31   | 7860    | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £35.52 | £3.30 |
| HEXHAM DEVELOPMENTS LTD, BRIDGE END, HEXHAM, NORTHD                     | HEXHAM | NE46 4JH | WORKSHOP AND PREMISES   | IF3  | 429.46   | 14256   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £33.20 | £3.08 |
| TYNE VALLEY TYRES LTD, BRIDGE END, HEXHAM, NORTHD                       | HEXHAM | NE46 4JH | WORKSHOP, OFFICES AND   | IF3O | 524.9    | 16813   | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £32.03 | £2.98 |
| DAVISON TYNE WORKS, BRIDGE END, HEXHAM, NORTHD                          | HEXHAM | NE46 4JL | FACTORY AND PREMISES    | IF   | 2623.9   | 33898   | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £12.92 | £1.20 |
| LOGIC MANUFACTURING LTD, FOUNDRY INDUSTRIAL ESTATE, BRIDGE END, HEXHAM, | HEXHAM | NE46 4JL | FACTORY AND PREMISES    | IF   | 2164.5   | 49631   | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £22.93 | £2.13 |
| J S HUBBUCK LTD, BRIDGE END, HEXHAM, NORTHD                             | HEXHAM | NE46 4JP | WAREHOUSE AND PREMISES  | CW   | 4268.24  | 95804   | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £22.45 | £2.09 |
| UNIT 2B, HEXHAM INDUSTRIAL ESTATE, BRIDGE END, HEXHAM, NORTHD           | HEXHAM | NE46 4JR | WAREHOUSE AND PREMISES  | CW   | 211.4    | 8518    | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.29 | £3.74 |
| UNIT 1A, HEXHAM INDUSTRIAL ESTATE, BRIDGE END, HEXHAM, NORTHD           | HEXHAM | NE46 4JR | WAREHOUSE AND PREMISES  | CW   | 288      | 11525   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £40.02 | £3.72 |
| UNIT 1C, HEXHAM INDUSTRIAL ESTATE, BRIDGE END, HEXHAM, NORTHD           | HEXHAM | NE46 4JR | WAREHOUSE AND PREMISES  | CW   | 211.4    | 8518    | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.29 | £3.74 |
| HEXHAM INDUSTRIAL ESTATE, HEXHAM INDUSTRIAL ESTATE, BRIDGE END, HEXHAM, | HEXHAM | NE46 4JR | WAREHOUSE AND PREMISES  | CW   | 1902.8   | 78552   | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £41.28 | £3.84 |
| DICKINSON BROS LTD, HEXHAM INDUSTRIAL ESTATE, BRIDGE END, HEXHAM,       | HEXHAM | NE46 4JR | WAREHOUSE AND PREMISES  | CW   | 813      | 21175   | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £26.05 | £2.42 |
| PLUMB CENTRE, HEXHAM INDUSTRIAL ESTATE, BRIDGE END, HEXHAM, NORTHD      | HEXHAM | NE46 4JR | WAREHOUSE AND PREMISES  | CW   | 330      | 13830   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £41.91 | £3.89 |
| UNIT 1D, HEXHAM INDUSTRIAL ESTATE, BRIDGE END, HEXHAM, NORTHD           | HEXHAM | NE46 4JR | WORKSHOP AND PREMISES   | IF3  | 288      | 11525   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £40.02 | £3.72 |
| UNIT 2C, HEXHAM INDUSTRIAL ESTATE, BRIDGE END, HEXHAM, NORTHD           | HEXHAM | NE46 4JR | WORKSHOP AND PREMISES   | IF3  | 211.4    | 8518    | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.29 | £3.74 |
| UNIT 1B, HEXHAM INDUSTRIAL ESTATE, BRIDGE END, HEXHAM, NORTHD           | HEXHAM | NE46 4JR | WORKSHOP AND PREMISES   | IF3  | 211.4    | 8518    | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £40.29 | £3.74 |
| UNIT 2A, HEXHAM INDUSTRIAL ESTATE, BRIDGE END, HEXHAM, NORTHD           | HEXHAM | NE46 4JR | WORKSHOP AND PREMISES   | IF3  | 288      | 11525   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £40.02 | £3.72 |
| UNIT 2D, HEXHAM INDUSTRIAL ESTATE, BRIDGE END, HEXHAM, NORTHD           | HEXHAM | NE46 4JR | WORKSHOP AND PREMISES   | IF3  | 330.3    | 11859   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £35.90 | £3.34 |
| TYNE VILLA, BRIDGE END, HEXHAM, NORTHD                                  | HEXHAM | NE46 4NT | VEHICLE REPAIR WORKSHOP | CG1  | 139.1    | 3998    | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £28.74 | £2.67 |
| BRIDGE END SAWMILL, BRIDGE END, HEXHAM, NORTHD                          | HEXHAM | NE46 4NU | SAWMILL AND PREMISES    | IF   | 1377.9   | 22252   | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £16.15 | £1.50 |
| BORDER HOUSE, BEAUFRONT PARK, ANICK ROAD, HEXHAM, NORTHD                |        | NE46 4TU | WORKSHOP, OFFICES AND   | IF3O | 361.7    | 13830   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £38.24 | £3.55 |
|   |        |          |                         |      |          |         | 0 | 0 | 7 | 8 | 3 | 5 | 3 | 0 |   |   | 26     |       |
| EGGER (UK) LTD, ANICK ROAD, HEXHAM, NORTHD                              | HEXHAM | NE46 4JS | FACTORY AND PREMISES    | IF   | 100275.1 | 2832177 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |   | £28.24 | £2.62 |
|   |        |          |                         |      |          |         | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |   | 1      |       |
| GILESGATE SERVICE CENTRE 18, GILESGATE, HEXHAM, NORTHD                  | HEXHAM | NE46 3QD | VEHICLE REPAIR WORKSHOP | CG1  | 85       | 3176    | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £37.36 | £3.47 |
| R/O 18, GILESGATE, HEXHAM, NORTHD                                       | HEXHAM | NE46 3QD | STORE                   | CW3  | 51.6     | 2012    | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £38.99 | £3.62 |
| HEXHAM & NORTHERN MARTS, HEXHAM AUCTION MART, TYNE GREEN, HEXHAM,       | HEXHAM | NE46 3SG | STORE                   | CW3  | 30       | 1516    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £50.53 | £4.69 |
| MATTHEW CHARLTON SLATERS, CHAREWAY LANE, HEXHAM, NORTHD                 | HEXHAM | NE46 3HW | WAREHOUSE AND PREMISES  | CW   | 275.5    | 7402    | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £26.87 | £2.50 |
| MATTHEW CHARLTON JOINERY, CHAREWAY LANE, HEXHAM, NORTHD                 | HEXHAM | NE46 3HW | WORKSHOP AND PREMISES   | IF3  | 945.4    | 21487   | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £22.73 | £2.11 |
| TEMPERLEY, ALEXANDRA TERRACE, HEXHAM, NORTHD                            | HEXHAM | NE46 3JH | GARAGE AND PREMISES     | CG2  | 85.1     | 2851    | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £33.50 | £3.11 |
| THE WORKSHOP R/O, BURNLAND TERRACE, HEXHAM, NORTHD                      | HEXHAM | NE46 3JT | WORKSHOP AND PREMISES   | IF3  | 153      | 3598    | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.52 | £2.18 |
| 4, TANNERS YARD, HEXHAM, NORTHD   | HEXHAM | NE46 3NL | WAREHOUSE AND PREMISES  | CW   | 57.7     | 1402    | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £24.30 | £2.26 |
| TYNEDALE DISTRICT COUNCIL WORKSHOP, ABBEYGATE HOUSE, MARKET STREET,     | HEXHAM | NE46 3NU | WORKSHOP AND PREMISES   | IF3  | 23.6     | 1794    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £76.02 | £7.06 |
| STORE 2 REAR OF 11, HENCOTES, HEXHAM, NORTHD                            | HEXHAM | NE46 2EQ | STORE                   | CW3  | 11.9     | 859     | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.18 | £6.71 |
| GRAVES YARD, GRAVES YARD, HENCOTES, HEXHAM, NORTHD                      | HEXHAM | NE46 2ER | VEHICLE REPAIR WORKSHOP | CG1  | 128.3    | 4142    | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £32.28 | £3.00 |
| UNIT 3, GRAVES YARD, HENCOTES, HEXHAM, NORTHD                           | HEXHAM | NE46 2ER | GARAGE                  | CG2  | 61.75    | 2823    | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £45.72 | £4.25 |
| UNIT 1, GRAVES YARD, HENCOTES, HEXHAM, NORTHD                           | HEXHAM | NE46 2ER | STORE                   | CW3  | 75.79    | 1705    | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £22.50 | £2.09 |
| UNIT 2, GRAVES YARD, HENCOTES, HEXHAM, NORTHD                           | HEXHAM | NE46 2ER | WORKSHOP AND PREMISES   | IF3  | 376.9    | 5292    | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £14.04 | £1.30 |
| UNIT 3 FORMER GILESGATE MOTORS, CORBRIDGE ROAD, HEXHAM, NORTHD          | HEXHAM | NE46 1HN | VEHICLE REPAIR WORKSHOP | CG1  | 165.98   | 6979    | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £42.05 | £3.91 |
| 2ND FLR 28A, FORE STREET, HEXHAM, NORTHD                                | HEXHAM | NE46 1LZ | STORE AND PREMISES      | CW3  | 72.5     | 3017    | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £41.61 | £3.87 |
| 3RD FLR 2, MEAL MARKET, HEXHAM, NORTHD                                  | HEXHAM | NE46 1NF | STORES                  | CW3  | 20.6     | 104     | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £5.05  | £0.47 |
| STORES R/O 13, CATTLE MARKET, HEXHAM, NORTHD                            | HEXHAM | NE46 1NJ | STORES AND PREMISES     | CW3  | 424.31   | 5980    | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £14.09 | £1.31 |
| MR & MRS RAPHAEL R/O 3, ST MARYS CHARE, HEXHAM, NORTHD                  | HEXHAM | NE46 1NQ | WORKSHOP AND PREMISES   | IF3  | 99.3     | 2352    | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.69 | £2.20 |
| J F WALTON & SON, VINE TERRACE, HEXHAM, NORTHD                          | HEXHAM | NE46 1NT | FACTORY AND PREMISES    | IF   | 135.6    | 3163    | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.33 | £2.17 |
| STORES, THE ROPERY, HEXHAM, NORTHD                                      | HEXHAM | NE46 1NX | STORE AND PREMISES      | CW3  | 33.5     | 792     | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.64 | £2.20 |
| D.M. COATES, THE ROPERY, HEXHAM, NORTHD                                 | HEXHAM | NE46 1NX | STORE AND PREMISES      | CW3  | 108.5    | 1931    | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £17.80 | £1.65 |
| R/O 17, PRIESTPOPPLE, HEXHAM, NORTHD                                    | HEXHAM | NE46 1PH | WAREHOUSE AND PREMISES  | CW   | 423.8    | 4949    | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £11.68 | £1.08 |
| 19K, PRIESTPOPPLE, HEXHAM, NORTHD                                       | HEXHAM | NE46 1PH | WAREHOUSE AND PREMISES  | CW   | 25.4     | 638     | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.12 | £2.33 |
| 19G, PRIESTPOPPLE, HEXHAM, NORTHD                                       | HEXHAM | NE46 1PH | STORE AND PREMISES      | CW3  | 21.8     | 556     | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.50 | £2.37 |
| 19H-19I, PRIESTPOPPLE, HEXHAM, NORTHD                                   | HEXHAM | NE46 1PH | STORE AND PREMISES      | CW3  | 64.8     | 1385    | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £21.37 | £1.99 |
| 19J/A, PRIESTPOPPLE, HEXHAM, NORTHD                                     | HEXHAM | NE46 1PH | STORE                   | CW3  | 15.7     | 444     | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £28.28 | £2.63 |
| 19 E, PRIESTPOPPLE, HEXHAM, NORTHD                                      | HEXHAM | NE46 1PH | STORE AND PREMISES      | CW3  | 57.68    | 1298    | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £22.50 | £2.09 |
| 19L, PRIESTPOPPLE, HEXHAM, NORTHD                                       | HEXHAM | NE46 1PH | STORE AND PREMISES      | CW3  | 26.5     | 638     | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £24.08 | £2.24 |
| 19A-B, PRIESTPOPPLE, HEXHAM, NORTHD                                     | HEXHAM | NE46 1PH | WORKSHOP AND PREMISES   | IF3  | 30.3     | 715     | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.60 | £2.19 |
| 19C, PRIESTPOPPLE, HEXHAM, NORTHD                                       | HEXHAM | NE46 1PH | WORKSHOP AND PREMISES   | IF3  | 82.1     | 1895    | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.08 | £2.14 |
| 19F, PRIESTPOPPLE, HEXHAM, NORTHD                                       | HEXHAM | NE46 1PH | WORKSHOP AND PREMISES   | IF3  | 51.2     | 1150    | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £22.46 | £2.09 |



**APPENDIX 2  
INDUSTRIAL STOCK**

|  |        |          |                         |      |        |       |    |    |   |   |   |   |   |   |   |   |   |        |       |
|--|--------|----------|-------------------------|------|--------|-------|----|----|---|---|---|---|---|---|---|---|---|--------|-------|
| GND FLR 19D, PRIESTPOPPLE, HEXHAM, NORTHD                            | HEXHAM | NE46 1PH | WORKSHOP AND PREMISES   | IF3  | 31     | 811   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £26.16 | £2.43 |
| 1ST FLR 19D, PRIESTPOPPLE, HEXHAM, NORTHD                            | HEXHAM | NE46 1PH | STUDIO AND PREMISES     | IF3  | 56.6   | 871   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £15.39 | £1.43 |
| WAREHOUSE R/O 42-44, PRIESTPOPPLE, HEXHAM, NORTHD                    | HEXHAM | NE46 1PQ | STORE AND PREMISES      | CW3  | 301.4  | 5624  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £18.66 | £1.73 |
| ABBAY PRESS, PRIESTPOPPLE, HEXHAM, NORTHD                            | HEXHAM | NE46 1PS | WORKSHOP AND PREMISES   | IF3  | 263.4  | 5195  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £19.72 | £1.83 |
| TWEDDLES OF HEXHAM COUNTY BUILDINGS, PRIESTPOPPLE, HEXHAM, NORTHD    | HEXHAM | NE46 1PS | WORKSHOP AND PREMISES   | IF3  | 427.59 | 12333 | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £28.84 | £2.68 |
| FLOWERS BY VIOLETTES, COUNTY BUILDINGS, PRIESTPOPPLE, HEXHAM, NORTHD | HEXHAM | NE46 1PS | WORKSHOP AND PREMISES   | IF3  | 28.5   | 909   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £31.89 | £2.96 |
| C E DUNNE, BROADGATES, HEXHAM, NORTHD                                | HEXHAM | NE46 1QN | WORKSHOP AND PREMISES   | IF3  | 111.6  | 2423  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £21.71 | £2.02 |
| BURNCLIFFE ELECTRICAL, BURNCLIFFE, SHAFTOE LEAZES, HEXHAM, NORTHD    | HEXHAM | NE46 3DD | STORES, OFFICES AND     | CW3O | 198.72 | 8320  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £41.87 | £3.89 |
| DAVID J BYRON, RYE TERRACE, HEXHAM, NORTHD                           | HEXHAM | NE46 3DX | STORES                  | CW3  | 38.5   | 1256  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £32.62 | £3.03 |
| ST WILFRED'S LODGE, EASTGATE, HEXHAM, NORTHD                         | HEXHAM | NE46 1BW | GARAGE AND STORE        | CG2  | 77.8   | 2606  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £33.50 | £3.11 |
| W YOUNG & SONS, BOG ACRES, WANLESS LANE, HEXHAM, NORTHD              | HEXHAM | NE46 1DA | GARAGE AND PREMISES     | CG2  | 314.3  | 5076  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £16.15 | £1.50 |
| BRITISH TELECOM DEPOT, GAPRIGG LANE, HEXHAM, NORTHD                  | HEXHAM | NE46 1EH | STORAGE DEPOT AND       | CW2  | 249.4  | 9329  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £37.41 | £3.47 |
|  |        |          |                         |      |        |       | 13 | 14 | 8 | 8 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 44     |       |
| HIGH ARDLEY, HEXHAM, NORTHD  | HEXHAM | NE46 2LG | WAREHOUSE AND PREMISES  | CW   | 800    | 12728 | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £15.91 | £1.48 |
| GREENSHAW PLAIN, HAYDON BRIDGE, HEXHAM, NORTHD                       | HEXHAM | NE46 2PJ | STORE                   | CW3  | 41.7   | 786   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £18.85 | £1.75 |
| ADJ CLOSE HOUSE, HEXHAM, NORTHD                                      | HEXHAM | NE46 1ST | WORKSHOP AND PREMISES   | IF3  | 83.1   | 2258  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £27.17 | £2.52 |
| MR SMITH, COCKERLETTCH, HEXHAM, NORTHD                               |        | NE46 1SX | GARAGE AND PREMISES     | CG2  | 108.8  | 1556  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £14.30 | £1.33 |
| KEVIN & BRIAN SMITH, COCKERLETTCH, HEXHAM, NORTHD                    |        | NE46 1SX | WAREHOUSE AND PREMISES  | CW   | 137.4  | 3217  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.41 | £2.18 |
| HEXHAMSHIRE BREWERY, ORDLEY, HEXHAM, NORTHD                          |        | NE46 1SX | BREWERY AND PREMISES    | IX   | 298.6  | 5939  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £19.89 | £1.85 |
| UNIT B, NEWBIGGIN HOME FARM, HEXHAMSHIRE, HEXHAM, NORTHD             |        | NE46 1SZ | WAREHOUSE AND PREMISES  | CW   | 377.4  | 6184  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £16.39 | £1.52 |
| UNIT C, NEWBIGGIN HOME FARM, HEXHAMSHIRE, HEXHAM, NORTHD             |        | NE46 1SZ | WAREHOUSE AND PREMISES  | CW   | 1325.4 | 17784 | 0  | 0  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £13.42 | £1.25 |
| UNIT D, NEWBIGGIN HOME FARM, HEXHAMSHIRE, HEXHAM, NORTHD             |        | NE46 1SZ | WAREHOUSE               | CW   | 87     | 2084  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.95 | £2.23 |
| UNIT F, NEWBIGGIN HOME FARM, HEXHAMSHIRE, HEXHAM, NORTHD             |        | NE46 1SZ | WAREHOUSE               | CW   | 278    | 5408  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £19.45 | £1.81 |
| UNIT J, NEWBIGGIN HOME FARM, HEXHAMSHIRE, HEXHAM, NORTHD             |        | NE46 1SZ | WAREHOUSE AND PREMISES  | CW   | 59.9   | 1515  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £25.29 | £2.35 |
| UNIT L, NEWBIGGIN HOME FARM, HEXHAMSHIRE, HEXHAM, NORTHD             |        | NE46 1SZ | WAREHOUSE AND PREMISES  | CW   | 267.9  | 5213  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £19.46 | £1.81 |
| UNIT G, NEWBIGGIN HOME FARM, HEXHAMSHIRE, HEXHAM, NORTHD             |        | NE46 1SZ | STORE                   | CW3  | 79.3   | 1900  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.96 | £2.23 |
| UNIT K, NEWBIGGIN HOME FARM, HEXHAMSHIRE, HEXHAM, NORTHD             |        | NE46 1SZ | STORE                   | CW3  | 67.5   | 1617  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.96 | £2.23 |
| HOLLYBUSH SAWMILL, DIPTON WOODS, HEXHAM, NORTHD                      |        | NE46 1UD | SAWMILL AND PREMISES    | IF   | 454.1  | 4970  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £10.94 | £1.02 |
| WALL GARAGE, WALL, HEXHAM, NORTHD                                    | HEXHAM | NE46 4EE | VEHICLE REPAIR WORKSHOP | CG1  | 294.6  | 7675  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £26.05 | £2.42 |
| CHOLLERFORD GARAGE, CHOLLERFORD, HEXHAM, NORTHD                      | HEXHAM | NE46 4EW | WORKSHOP AND PREMISES   | IF3  | 274.7  | 4487  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £16.33 | £1.52 |
| CHOLLERFORD BRIDGE FILLING STATION                                   | HEXHAM | NE46 4EW | WORKSHOP,CAFE,FILLING   | IF3W | 207.8  | 8599  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £41.38 | £3.84 |
| THE OLD CHAPEL, HUMSHAUGH, HEXHAM, NORTHD                            | HEXHAM | NE46 4AP | WORKSHOP AND PREMISES   | IF3  | 201.6  | 2167  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £10.75 | £1.00 |
| HAUGHTON ART STUDIO, HAUGHTON CASTLE, HUMSHAUGH, HEXHAM, NORTHD      | HEXHAM | NE46 4AY | WORKSHOP AND PREMISES   | IF3  | 153.5  | 1650  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £10.75 | £1.00 |
| THE BOTHY, HAUGHTON CASTLE, HUMSHAUGH, HEXHAM, NORTHD                | HEXHAM | NE46 4AY | WORKSHOP AND PREMISES   | IF3  | 50.96  | 833   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £16.35 | £1.52 |
|  |        |          |                         |      |        |       | 1  | 6  | 5 | 7 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 21     |       |
|  |        |          |                         |      |        |       |    |    |   |   |   |   |   |   |   |   |   |        |       |
| J & J CUNNINGHAM, COLLIERY YARD, ACOMB, HEXHAM, NORTHD               |        | NE46 4QH | GARAGE AND PREMISES     | CG2  | 284.2  | 4186  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £14.73 | £1.37 |
| CROSSBANK GARAGE, COLLIERY YARD, ACOMB, HEXHAM, NORTHD               |        | NE46 4QH | GARAGE AND PREMISES     | CG2  | 115.2  | 2255  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £19.57 | £1.82 |
| COLLIERY YARD, ACOMB, HEXHAM, NORTHD                                 |        | NE46 4QH | SAWMILL AND PREMISES    | IF   | 441.2  | 3762  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £8.53  | £0.79 |
| THE GARAGE, ACOMB, HEXHAM, NORTHD                                    |        | NE46 4QT | GARAGE AND PREMISES     | CG2  | 1331.7 | 14139 | 0  | 0  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £10.62 | £0.99 |
| ALNMOUTH TERRACE, ACOMB, HEXHAM, NORTHD                              |        | NE46 4RE | WORKSHOP AND PREMISES   | IF3  | 267.5  | 5609  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £20.97 | £1.95 |
| C R HESLOP, COLLIERY YARD, ACOMB, HEXHAM, NORTHD                     |        | NE46 4RU | WORKSHOP AND PREMISES   | IF3  | 161    | 3275  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £20.34 | £1.89 |
| ARMSTRONG & NICHOL, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD   |        | NE46 4SA | VEHICLE REPAIR WORKSHOP | CG1  | 270.4  | 7277  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £26.91 | £2.50 |
| UNIT 14, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD              |        | NE46 4SA | WAREHOUSE AND PREMISES  | CW   | 109.1  | 3463  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £31.74 | £2.95 |
| 5, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD                    |        | NE46 4SA | WAREHOUSE AND PREMISES  | CW   | 90.7   | 2814  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £31.03 | £2.88 |
| 6, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD                    |        | NE46 4SA | WAREHOUSE AND PREMISES  | CW   | 90.7   | 2814  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £31.03 | £2.88 |
| 7, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD                    |        | NE46 4SA | WAREHOUSE AND PREMISES  | CW   | 90.7   | 2814  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £31.03 | £2.88 |
| 10, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD                   |        | NE46 4SA | WAREHOUSE AND PREMISES  | CW   | 316.4  | 5787  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £18.29 | £1.70 |
| 3, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD                    |        | NE46 4SA | STORE AND PREMISES      | CW3  | 109.5  | 3144  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £28.71 | £2.67 |
| 15, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD                   |        | NE46 4SA | WORKSHOP AND PREMISES   | IF3  | 109.1  | 3463  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £31.74 | £2.95 |
| UNIT 1, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD               |        | NE46 4SA | WORKSHOP AND PREMISES   | IF3  | 109.5  | 3144  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £28.71 | £2.67 |
| UNIT 2, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD               |        | NE46 4SA | WORKSHOP AND PREMISES   | IF3  | 117.9  | 3301  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £28.00 | £2.60 |
| 4, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD                    |        | NE46 4SA | WORKSHOP AND PREMISES   | IF3  | 109.5  | 3144  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £28.71 | £2.67 |
| 8, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD                    |        | NE46 4SA | WORKSHOP AND PREMISES   | IF3  | 90.7   | 2814  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £31.03 | £2.88 |
| HENDERSON HOUSE, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD      |        | NE46 4SA | WORKSHOP, SHOWROOM AND  | IF3  | 459.02 | 14847 | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £32.34 | £3.00 |
| UNITS 12/12A, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD         |        | NE46 4SA | WORKSHOPS AND PREMISES  | IF3  | 154.18 | 4870  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £31.59 | £2.93 |

**APPENDIX 2  
INDUSTRIAL STOCK**

|  |                    |          |                           |      |          |         |          |        |    |    |    |   |   |   |     |        |       |       |
|--|--------------------|----------|---------------------------|------|----------|---------|----------|--------|----|----|----|---|---|---|-----|--------|-------|-------|
| NETWORK HOUSE, ACOMB INDUSTRIAL ESTATE, ACOMB, HEXHAM, NORTHD          |                    | NE46 4SA | WORKSHOP AND PREMISES     | IF3O | 406.03   | 11167   | 0        | 0      | 0  | 1  | 0  | 0 | 0 | 0 | 21  | £27.50 | £2.56 |       |
|  |                    |          |                           |      |          |         | 0        | 4      | 9  | 7  | 0  | 1 | 0 | 0 |     |        |       |       |
| UNITS 1-5, COLWELL HOSTEL, COLWELL, HEXHAM, NORTHD                     |                    | NE46 4TL | WORKSHOP AND PREMISES     | IF3  | 318.6    | 8975    | 0        | 0      | 0  | 1  | 0  | 0 | 0 | 0 |     | £28.17 | £2.62 |       |
|  |                    |          |                           |      | 163419.8 | 4571886 | 19       | 46     | 55 | 44 | 17 | 9 | 4 | 1 | 195 |        |       |       |
| HAYDON BRIDGE  |                    |          |                           |      |          |         |          |        |    |    |    |   |   |   |     |        |       |       |
| SOUTH TYNE MILL, HEXHAM, NORTHD  | HEXHAM             | NE46 3SD | MILL AND PREMISES         | IF1  | 6410.25  | 45253   | 0        | 0      | 0  | 0  | 0  | 0 | 0 | 1 |     | £7.06  | £0.66 |       |
| THE GARAGE, NEWBROUGH, HEXHAM, NORTHD                                  |                    | NE47 5AP | GARAGE AND PREMISES       | CG2  | 400.1    | 5353    | 0        | 0      | 0  | 1  | 0  | 0 | 0 | 0 |     | £13.38 | £1.24 |       |
| ALLERGARTH, NEWBROUGH, HEXHAM, NORTHD                                  |                    | NE47 5AR | VEHICLE REPAIR WORKSHOP   | CG1  | 75.1     | 1567    | 0        | 1      | 0  | 0  | 0  | 0 | 0 | 0 |     | £20.87 | £1.94 |       |
| HADRIAN CAR PANELS LTD LIMEWORKS, FOURSTONES, HEXHAM, NORTHD           |                    | NE47 5DQ | WAREHOUSE AND PREMISES    | CW   | 3672.12  | 37753   | 0        | 0      | 0  | 0  | 0  | 0 | 1 | 0 |     | £10.28 | £0.96 |       |
| FORMER FOURSTONES SERVICE STATION, FOURSTONES, HEXHAM, NORTHD          |                    | NE47 5DQ | WORKSHOP AND PREMISES     | IF3  | 225      | 5767    | 0        | 0      | 1  | 0  | 0  | 0 | 0 | 0 |     | £25.63 | £2.38 |       |
| BLACKSMITHS BUILDING, LANGLEY, HEXHAM, NORTHD                          |                    | NE47 5LA | STORE AND PREMISES        | CW3  | 114.87   | 1429    | 0        | 0      | 1  | 0  | 0  | 0 | 0 | 0 |     | £12.44 | £1.16 |       |
| THE OLD BRICKYARD, LANGLEY, HEXHAM, NORTHD                             |                    | NE47 5LA | WORKSHOP AND PREMISES     | IF3  | 308.34   | 2708    | 0        | 0      | 0  | 1  | 0  | 0 | 0 | 0 |     | £8.78  | £0.82 |       |
| SAWMILL, LANGLEY-ON-TYNE, HEXHAM, NORTHD                               |                    | NE47 5LU | SAWMILL AND PREMISES      | IF   | 129.6    | 1179    | 0        | 0      | 1  | 0  | 0  | 0 | 0 | 0 |     | £9.10  | £0.85 |       |
| WEST TYNE VIEW, JOHN MARTIN STREET, HAYDON BRIDGE, HEXHAM, NORTHD      | HAYDON BRIDGE      | NE47 6AB | WORKSHOP AND PREMISES     | IF3  | 118.7    | 1674    | 0        | 0      | 1  | 0  | 0  | 0 | 0 | 0 |     | £14.10 | £1.31 |       |
| WORKSHOP AT GREENCOTT LIPWOOD WELL, HAYDON BRIDGE, HEXHAM, NORTHD      | HAYDON BRIDGE      | NE47 6DX | WORKSHOP AND PREMISES     | IF3  | 34.5     | 1236    | 1        | 0      | 0  | 0  | 0  | 0 | 0 | 0 |     | £35.83 | £3.33 |       |
| J EDWARDS, BELMONT GARDENS, HAYDON BRIDGE, HEXHAM, NORTHD              | HAYDON BRIDGE      | NE47 6HG | GARAGE AND PREMISES       | CG2  | 63.2     | 942     | 0        | 1      | 0  | 0  | 0  | 0 | 0 | 0 |     | £14.91 | £1.38 |       |
| HAYDON BRIDGE GARAGE UNIT DC112/1B, CHURCH STREET, HAYDON BRIDGE,      | HAYDON BRIDGE      | NE47 6JG | VEHICLE REPAIR WORKSHOP   | CG1  | 253.36   | 7523    | 0        | 0      | 0  | 1  | 0  | 0 | 0 | 0 |     | £29.69 | £2.76 |       |
| UNIT DC112/2, CHURCH STREET, HAYDON BRIDGE, HEXHAM, NORTHD             | HAYDON BRIDGE      | NE47 6JG | WAREHOUSE AND PREMISES    | CW   | 456.3    | 12004   | 0        | 0      | 0  | 1  | 0  | 0 | 0 | 0 |     | £26.31 | £2.44 |       |
| UNIT DC112/1A, CHURCH STREET, HAYDON BRIDGE, HEXHAM, NORTHD            | HAYDON BRIDGE      | NE47 6JG | FACTORY AND PREMISES      | IF   | 292.6    | 7930    | 0        | 0      | 0  | 1  | 0  | 0 | 0 | 0 |     | £27.10 | £2.52 |       |
| FOURSTONES PAPER MILL, STROTHER CLOSE, HAYDON BRIDGE, HEXHAM, NORTHD   | HAYDON BRIDGE      | NE47 6JN | FACTORY AND PREMISES      | IF   | 2393.3   | 24523   | 0        | 0      | 0  | 0  | 0  | 0 | 0 | 1 | 0   | £10.25 | £0.95 |       |
| MR R S MARSHALL, CALIFORNIA GARDENS, HAYDON BRIDGE, HEXHAM, NORTHD     | HAYDON BRIDGE      | NE47 6JW | STORAGE DEPOT AND         | CW2  | 91       | 5702    | 0        | 1      | 0  | 0  | 0  | 0 | 0 | 0 |     | £62.66 | £5.82 |       |
| G D WELDON LTD, STATION ROAD, HAYDON BRIDGE, HEXHAM, NORTHD            | HAYDON BRIDGE      | NE47 6JW | WORKSHOP AND PREMISES     | IF3  | 167.8    | 4366    | 0        | 0      | 1  | 0  | 0  | 0 | 0 | 0 |     | £26.02 | £2.42 |       |
| HENSHAW HALL COTTAGES, HENSHAW, HEXHAM, NORTHD                         |                    | NE47 7EN | STORE AND PREMISES        | CW3  | 102.7    | 2676    | 0        | 0      | 1  | 0  | 0  | 0 | 0 | 0 |     | £26.06 | £2.42 |       |
| CARRSGATE FARM, BARDON MILL, HEXHAM, NORTHD                            |                    | NE47 7EX | WAREHOUSE AND PREMISES    | CW   | 852.1    | 9454    | 0        | 0      | 0  | 0  | 1  | 0 | 0 | 0 |     | £11.09 | £1.03 |       |
| INTERNATIONAL RUBBER AND TYRE RECYCLING LTD, RAMSHAWFIELD COLLIERY,    |                    | NE47 7EZ | WAREHOUSE AND PREMISES    | CW   | 2979.6   | 48144   | 0        | 0      | 0  | 0  | 0  | 0 | 0 | 1 | 0   | £16.16 | £1.50 |       |
| RAMSHAWFIELD COLLIERY, BARDON MILL, HEXHAM, NORTHD                     |                    | NE47 7EZ | WAREHOUSE AND PREMISES    | CW   | 1626.1   | 29506   | 0        | 0      | 0  | 0  | 0  | 1 | 0 | 0 |     | £18.15 | £1.69 |       |
| E DODD & SONS, RAMSHAWFIELD COLLIERY, BARDON MILL, HEXHAM, NORTHD      |                    | NE47 7EZ | WORKSHOP AND PREMISES     | IF3  | 443.25   | 8466    | 0        | 0      | 0  | 1  | 0  | 0 | 0 | 0 |     | £19.10 | £1.77 |       |
| TYNESIDE POTTERY WORKS, BARDON MILL, HEXHAM, NORTHD                    |                    | NE47 7HU | FACTORY AND PREMISES      | IF   | 450      | 6804    | 0        | 0      | 0  | 1  | 0  | 0 | 0 | 0 |     | £15.12 | £1.40 |       |
| ALLENDALE  |                    |          |                           |      |          |         | 15249.64 | 226706 | 1  | 3  | 6  | 7 | 1 | 1 | 3   | 0      | 22    |       |
| THE OLD SAWMILL, BEARSBRIDGE, HEXHAM, NORTHD                           |                    | NE47 8HA | WORKSHOP AND PREMISES     | IF3  | 802.48   | 5797    | 0        | 0      | 0  | 0  | 0  | 1 | 0 | 0 | 0   |        | £7.22 | £0.67 |
| CATTON DAIRY WORKSHOPS, CATTON DAIRY PARK, CATTON, HEXHAM, NORTHD      | ALLENDALE / CATTON | NE47 9AT | WORKSHOP AND PREMISES     | IF3  | 219.1    | 3270    | 0        | 0      | 1  | 0  | 0  | 0 | 0 | 0 |     | £14.92 | £1.39 |       |
| BEAUMONTS GARAGE, MARKET PLACE, ALLENDALE, HEXHAM, NORTHD              | ALLENDALE / CATTON | NE47 9BD | VEHICLE REPAIR WORKSHOP   | CG1  | 533.3    | 7214    | 0        | 0      | 0  | 0  | 0  | 1 | 0 | 0 |     | £13.53 | £1.26 |       |
| BEWICK ARTISAN PRINTERS, ALLEN MILL, ALLENDALE, HEXHAM, NORTHD         | ALLENDALE / CATTON | NE47 9EA | WORKSHOP AND PREMISES     | IF3  | 59.87    | 1533    | 0        | 1      | 0  | 0  | 0  | 0 | 0 | 0 |     | £25.61 | £2.38 |       |
| RIDING HAUGH, ALLENDALE, HEXHAM, NORTHD                                | ALLENDALE / CATTON | NE47 9EE | STORE AND PREMISES        | CW3  | 89       | 2011    | 0        | 1      | 0  | 0  | 0  | 0 | 0 | 0 |     | £22.60 | £2.10 |       |
| UNIT 3, ALLEN MILL, ALLENDALE, HEXHAM, NORTHD                          | ALLENDALE / CATTON | NE47 9EQ | WORKSHOP AND PREMISES     | IF3  | 52.8     | 2882    | 0        | 1      | 0  | 0  | 0  | 0 | 0 | 0 |     | £54.58 | £5.07 |       |
| W ROBSON   |                    | NE47 9HF | VEHICLE REPAIR WORKSHOP   | CG1  | 76.9     | 2088    | 0        | 1      | 0  | 0  | 0  | 0 | 0 | 0 |     | £27.15 | £2.52 |       |
| ALLENHEADS LTD ADJ, BEAUMONT HOUSE, ALLENHEADS, HEXHAM, NORTHD         |                    | NE47 9HJ | GARAGE AND PREMISES       | CG2  | 494.14   | 6116    | 0        | 0      | 0  | 1  | 0  | 0 | 0 | 0 |     | £12.38 | £1.15 |       |
| SKI CLUB STORE NEAR RISEGREEN, ALLENHEADS, HEXHAM, NORTHD              |                    | NE47 9HP | STORE                     | CW3  | 22.6     | 530     | 1        | 0      | 0  | 0  | 0  | 0 | 0 | 0 |     | £23.45 | £2.18 |       |
| UNIT 7, ALLENHEADS MINEYARD, ALLENHEADS, HEXHAM, NORTHD                |                    | NE47 9HW | GARAGE                    | CG2  | 65.2     | 1811    | 0        | 1      | 0  | 0  | 0  | 0 | 0 | 0 |     | £27.78 | £2.58 |       |
| ALLENDALE ESTATES, ALLENHEADS MINEYARD, ALLENHEADS, HEXHAM, NORTHD     |                    | NE47 9HW | STORE AND PREMISES        | CW3  | 280.8    | 5866    | 0        | 0      | 0  | 1  | 0  | 0 | 0 | 0 |     | £20.89 | £1.94 |       |
| UNIT A OLD SWITCH BUILDING, ALLENHEADS MINEYARD, ALLENHEADS, HEXHAM,   |                    | NE47 9HW | STORE                     | CW3  | 11       | 329     | 1        | 0      | 0  | 0  | 0  | 0 | 0 | 0 |     | £29.91 | £2.78 |       |
| UNIT B OLD SWITCH BUILDING, ALLENHEADS MINEYARD, ALLENHEADS, HEXHAM,   |                    | NE47 9HW | STORE                     | CW3  | 10.3     | 308     | 1        | 0      | 0  | 0  | 0  | 0 | 0 | 0 |     | £29.90 | £2.78 |       |
| UNIT C OLD SWITCH BUILDING, ALLENHEADS MINEYARD, ALLENHEADS, HEXHAM,   |                    | NE47 9HW | STORE                     | CW3  | 30.7     | 849     | 1        | 0      | 0  | 0  | 0  | 0 | 0 | 0 |     | £27.65 | £2.57 |       |
| WYNCH HOUSE, ALLENHEADS MINEYARD, ALLENHEADS, HEXHAM, NORTHD           |                    | NE47 9HW | OPEN STORAGE AND PREMISES | CW3  | 75       | 781     | 0        | 1      | 0  | 0  | 0  | 0 | 0 | 0 |     | £10.41 | £0.97 |       |
| UNIT D-F OLD SWITCH BUILDING, ALLENHEADS MINEYARD, ALLENHEADS, HEXHAM, |                    | NE47 9HW | STORE AND PREMISES        | CW3  | 22.41    | 671     | 1        | 0      | 0  | 0  | 0  | 0 | 0 | 0 |     | £29.94 | £2.78 |       |
| NEAR ALLENHEADS HALL, ALLENHEADS, HEXHAM, NORTHD                       |                    | NE47 9HW | STORES AND PREMISES       | CW3  | 32.4     | 702     | 1        | 0      | 0  | 0  | 0  | 0 | 0 | 0 |     | £21.67 | £2.01 |       |
| UNIT 2, ALLENHEADS MINEYARD, ALLENHEADS, HEXHAM, NORTHD                |                    | NE47 9HW | WORKSHOP                  | IF3  | 53.4     | 1533    | 0        | 1      | 0  | 0  | 0  | 0 | 0 | 0 |     | £28.71 | £2.67 |       |
| UNIT 4, ALLENHEADS MINEYARD, ALLENHEADS, HEXHAM, NORTHD                |                    | NE47 9HW | WORKSHOP                  | IF3  | 70.4     | 1954    | 0        | 1      | 0  | 0  | 0  | 0 | 0 | 0 |     | £27.76 | £2.58 |       |
| UNIT 5, ALLENHEADS MINEYARD, ALLENHEADS, HEXHAM, NORTHD                |                    | NE47 9HW | WORKSHOP                  | IF3  | 53.4     | 1534    | 0        | 1      | 0  | 0  | 0  | 0 | 0 | 0 |     | £28.73 | £2.67 |       |
| UNIT 6, ALLENHEADS MINEYARD, ALLENHEADS, HEXHAM, NORTHD                |                    | NE47 9HW | WORKSHOP                  | IF3  | 35.9     | 1100    | 1        | 0      | 0  | 0  | 0  | 0 | 0 | 0 |     | £30.64 | £2.85 |       |
| UNIT 9, ALLENHEADS MINEYARD, ALLENHEADS, HEXHAM, NORTHD                |                    | NE47 9HW | WORKSHOP                  | IF3  | 64.9     | 1757    | 0        | 1      | 0  | 0  | 0  | 0 | 0 | 0 |     | £27.07 | £2.52 |       |
| UNIT 1, ALLENHEADS MINEYARD, ALLENHEADS, HEXHAM, NORTHD                |                    | NE47 9HW | WORKSHOP                  | IF3  | 75.2     | 2088    | 0        | 1      | 0  | 0  | 0  | 0 | 0 | 0 |     | £27.77 | £2.58 |       |
| BRITISH STEEL BUILDING, ALLENHEADS MINE, ALLENHEADS, HEXHAM, NORTHD    |                    | NE47 9JT | VEHICLE REPAIR WORKSHOP   | CG1  | 106.45   | 4255    | 0        | 0      | 1  | 0  | 0  | 0 | 0 | 0 |     | £39.97 | £3.71 |       |
| NORTHUMBERLAND COUNTY COUNCIL, FORSTERSTEADS, ALLENDALE, HEXHAM,       | ALLENDALE / CATTON | NE47 9LG | STORAGE DEPOT AND         | CW2  | 279.9    | 7972    | 0        | 0      | 0  | 1  | 0  | 0 | 0 | 0 |     | £28.48 | £2.65 |       |
|  |                    |          |                           |      |          |         |          |        |    |    |    |   |   |   |     |        |       |       |
| STATION GARAGE, STATION ROAD END, CATTON, HEXHAM, NORTHD               | ALLENDALE / CATTON | NE47 9QZ | VEHICLE REPAIR WORKSHOP   | CG1  | 276.8    | 6701    | 0        | 0      | 0  | 1  | 0  | 0 | 0 | 0 |     | £24.21 | £2.25 |       |
| A V TAYLOR, STATION ROAD END, CATTON, HEXHAM, NORTHD                   | ALLENDALE / CATTON | NE47 9QZ | WAREHOUSE AND PREMISES    | CW   | 212.97   | 4264    | 0        | 0      | 1  | 0  | 0  | 0 | 0 | 0 |     | £20.02 | £1.86 |       |



**APPENDIX 2  
INDUSTRIAL STOCK**

|   |                    |          |                         |      |         |       |   |    |   |   |   |   |   |   |    |        |       |
|---|--------------------|----------|-------------------------|------|---------|-------|---|----|---|---|---|---|---|---|----|--------|-------|
| DALES AGRI SALES AGENCY, STATION ROAD END, CATTON, HEXHAM, NORTHD | ALLENDALE / CATTON | NE47 9QZ | WORKSHOP AND PREMISES   | IF3  | 166.2   | 3951  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £23.77 | £2.21 |
|   |                    |          |                         |      |         |       |   |    |   |   |   |   |   |   |    |        |       |
|   |                    |          |                         |      | 4273.52 | 79867 | 7 | 11 | 4 | 4 | 2 | 0 | 0 | 0 | 28 |        |       |
| <b>BELLINGHAM</b>   |                    |          |                         |      |         |       |   |    |   |   |   |   |   |   |    |        |       |
| CALVERT TRUST BOATHOUSE AT WHICK HOPE, LOW CRANECLEUGH, FALSTONE, |                    | NE48 1BS | STORE AND PREMISES      | CW3  | 142.8   | 3639  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £25.48 | £2.37 |
| UNITS 1 & 3, STATION GARAGE, KIELDER, HEXHAM, NORTHD              |                    | NE48 1EG | VEHICLE REPAIR WORKSHOP | CG10 | 81.7    | 2229  | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £27.28 | £2.53 |
| CASTLE BANK BIKE HIRE, KIELDER, HEXHAM, NORTHD                    |                    | NE48 1ER | STORE AND PREMISES      | CW3W | 179.2   | 5320  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £29.69 | £2.76 |
| 1, KIELDER WORKSHOPS, BUTTERYHAUGH, KIELDER, HEXHAM, NORTHD       |                    | NE48 1HX | WORKSHOP AND PREMISES   | IF3  | 35.1    | 1234  | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £35.16 | £3.27 |
| 2, KIELDER WORKSHOPS, BUTTERYHAUGH, KIELDER, HEXHAM, NORTHD       |                    | NE48 1HX | WORKSHOP AND PREMISES   | IF3  | 59.3    | 1888  | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.84 | £2.96 |
| 3, KIELDER WORKSHOPS, BUTTERYHAUGH, KIELDER, HEXHAM, NORTHD       |                    | NE48 1HX | WORKSHOP AND PREMISES   | IF3  | 81.8    | 2604  | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.83 | £2.96 |
| 4, KIELDER WORKSHOPS, BUTTERYHAUGH, KIELDER, HEXHAM, NORTHD       |                    | NE48 1HX | WORKSHOP AND PREMISES   | IF3  | 107     | 3183  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £29.75 | £2.76 |
| 5, KIELDER WORKSHOPS, BUTTERYHAUGH, KIELDER, HEXHAM, NORTHD       |                    | NE48 1HX | WORKSHOP AND PREMISES   | IF3  | 40.4    | 1420  | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £35.15 | £3.27 |
| 6, KIELDER WORKSHOPS, BUTTERYHAUGH, KIELDER, HEXHAM, NORTHD       |                    | NE48 1HX | WORKSHOP AND PREMISES   | IF3  | 67.5    | 2149  | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.84 | £2.96 |
| STUDIO THE RECTORY, THORNEYBURN, TARSET, HEXHAM, NORTHD           |                    | NE48 1NA | WORKSHOP AND PREMISES   | IF3  | 293.7   | 4312  | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £14.68 | £1.36 |
| BURNSIDE, BELLINGHAM, HEXHAM, NORTHD                              | BELLINGHAM         | NE48 2AG | GARAGE                  | CG2  | 90.2    | 1088  | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £12.06 | £1.12 |
| UNIT 1 R/O ROSE & CROWN, WEST VIEW, BELLINGHAM, HEXHAM, NORTHD    | BELLINGHAM         | NE48 2AH | STORE                   | CW3  | 22.3    | 353   | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £15.83 | £1.47 |
| UNIT 2 R/O ROSE & CROWN, WEST VIEW, BELLINGHAM, HEXHAM, NORTHD    | BELLINGHAM         | NE48 2AH | STORE                   | CW3  | 38.7    | 567   | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £14.65 | £1.36 |
| RIVERSIDE GARAGE FALLOW GREEN, BELLINGHAM, HEXHAM, NORTHD         | BELLINGHAM         | NE48 2AN | VEHICLE REPAIR WORKSHOP | CG1  | 194.5   | 4026  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £20.70 | £1.92 |
| BOAT ROAD, BELLINGHAM, HEXHAM, NORTHD                             | BELLINGHAM         | NE48 2AP | GARAGE                  | CG2  | 49.98   | 856   | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £17.13 | £1.59 |
| OLD SLAUGHTERHOUSE, CROSS STREET, BELLINGHAM, HEXHAM, NORTHD      | BELLINGHAM         | NE48 2AQ | STORE AND PREMISES      | CW3  | 153.6   | 1706  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £11.11 | £1.03 |
| THE NORTHERN GARAGE, BELLINGHAM, HEXHAM, NORTHD                   | BELLINGHAM         | NE48 2BS | VEHICLE REPAIR WORKSHOP | CG1  | 158.6   | 4059  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £25.59 | £2.38 |
| NORTHERN WORKS, STATION ROAD, BELLINGHAM, HEXHAM, NORTHD          | BELLINGHAM         | NE48 2BS | WAREHOUSE AND PREMISES  | CW   | 511.9   | 8949  | 0 | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £17.48 | £1.62 |
| NORTHERN GARAGE STORE, STATION ROAD, BELLINGHAM, HEXHAM, NORTHD   | BELLINGHAM         | NE48 2BS | STORE AND PREMISES      | CW3  | 74.1    | 1035  | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £13.97 | £1.30 |
| MR J HILL, FOUNDRY YARD, BELLINGHAM, HEXHAM, NORTHD               | BELLINGHAM         | NE48 2DA | GARAGE AND PREMISES     | CG2  | 26.8    | 660   | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £24.63 | £2.29 |
| J G BATEY & SON, FOUNDRY YARD, BELLINGHAM, HEXHAM, NORTHD         | BELLINGHAM         | NE48 2DA | STORE AND PREMISES      | CW3  | 105.1   | 2971  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £28.27 | £2.63 |
| UNIT DC84/2D, FOUNDRY YARD, BELLINGHAM, HEXHAM, NORTHD            | BELLINGHAM         | NE48 2DA | STORE AND PREMISES      | CW3  | 44.5    | 1441  | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £32.38 | £3.01 |
| UNIT DC84/2A, FOUNDRY YARD, BELLINGHAM, HEXHAM, NORTHD            | BELLINGHAM         | NE48 2DA | WORKSHOP AND PREMISES   | IF3  | 156.6   | 4070  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £25.99 | £2.41 |
| TRUNK RECLAIMED PT UNIT DC84/1, FOUNDRY YARD, BELLINGHAM, HEXHAM, | BELLINGHAM         | NE48 2DA | WORKSHOP AND PREMISES   | IF3  | 135.51  | 4044  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £29.84 | £2.77 |
| NORTHUMBERLAND SHEPHERD HUT CO PT UNIT DC84/1, FOUNDRY YARD,      | BELLINGHAM         | NE48 2DA | WORKSHOP AND PREMISES   | IF3  | 291.01  | 6754  | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £23.21 | £2.16 |
| UNIT DC84/2B, FOUNDRY YARD, BELLINGHAM, HEXHAM, NORTHD            | BELLINGHAM         | NE48 2DA | WORKSHOP AND PREMISES   | IF3  | 114     | 3093  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £27.13 | £2.52 |
| UNIT DC84/2C, FOUNDRY YARD, BELLINGHAM, HEXHAM, NORTHD            | BELLINGHAM         | NE48 2DA | WORKSHOP AND PREMISES   | IF3  | 44.5    | 1441  | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £32.38 | £3.01 |
| UNIT DC84/2E, FOUNDRY YARD, BELLINGHAM, HEXHAM, NORTHD            | BELLINGHAM         | NE48 2DA | WORKSHOP AND PREMISES   | IF3  | 89.3    | 2617  | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £29.31 | £2.72 |
| NORTHUMBERLAND COUNTY COUNCIL DEPOT, STATION YARD, BELLINGHAM,    | BELLINGHAM         | NE48 2DG | STORAGE DEPOT AND       | CW2  | 140.3   | 4560  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £32.50 | £3.02 |
| COAL DEPOT, BELLINGHAM, HEXHAM, NORTHD                            | BELLINGHAM         | NE48 2DT | GARAGE AND PREMISES     | CG2  | 67.4    | 1069  | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £15.86 | £1.47 |
| THE WORKSHOP REENES FARM, BELLINGHAM, HEXHAM, NORTHD              | BELLINGHAM         | NE48 2DU | WORKSHOP AND PREMISES   | IF3  | 142.8   | 1754  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £12.28 | £1.14 |
| G MURRAY, REDESWOOD FARM, BELLINGHAM, HEXHAM, NORTHD              | BELLINGHAM         | NE48 2EW | VEHICLE REPAIR WORKSHOP | CG1  | 109.4   | 2049  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £18.73 | £1.74 |
| S MILBURN, REDESWOOD FARM, BELLINGHAM, HEXHAM, NORTHD             | BELLINGHAM         | NE48 2EW | WORKSHOP AND PREMISES   | IF3  | 185.8   | 1973  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £10.62 | £0.99 |
| BROOMHOPE & STEEL, REDESMOUTH, HEXHAM, NORTHD                     | BELLINGHAM         | NE48 2EZ | WORKS AND PREMISES      | IF2  | 2343.3  | 22294 | 0 | 0  | 0 | 0 | 0 | 0 | 1 | 0 |    | £9.51  | £0.88 |
| VACANT STORES BROWNTRIGG, BELLINGHAM, HEXHAM, NORTHD              | BELLINGHAM         | NE48 2HR | STORES AND PREMISES     | CW3  | 449.5   | 4265  | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £9.49  | £0.88 |
| WEST WOODBURN SERVICE STATION                                     |                    | NE48 2RA | WORKSHOP AND PREMISES   | IF3  | 89      | 2544  | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £28.58 | £2.66 |
| BRAEWELL WORKSHOP, WEST WOODBURN, HEXHAM, NORTHD                  |                    | NE48 2SB | WORKSHOP AND PREMISES   | IF3  | 443.8   | 10718 | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £24.15 | £2.24 |
| BLACKABURN, WARK, HEXHAM, NORTHD                                  |                    | NE48 3DU | VEHICLE REPAIR WORKSHOP | CG1  | 356.4   | 2985  | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £8.38  | £0.78 |
| STONEHAUGH GARAGE, STONEHAUGH, HEXHAM, NORTHD                     |                    | NE48 3DY | WORKSHOP AND PREMISES   | IF3  | 284.6   | 3883  | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £13.64 | £1.27 |
| S & J SMITH AT CARRYCOATS, BIRTLEY, HEXHAM, NORTHD                |                    | NE48 3JG | WORKSHOP AND PREMISES   | IF3  | 419.4   | 5323  | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £12.69 | £1.18 |
| L & J HALL AT CARRYCOATS, BIRTLEY, HEXHAM, NORTHD                 |                    | NE48 3JG | WORKSHOP AND PREMISES   | IF3  | 634.69  | 6480  | 0 | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £10.21 | £0.95 |
| BULLOCKS SAWMILL AT CARRYCOATS, BIRTLEY, HEXHAM, NORTHD           |                    | NE48 3JG | SAWMILL AND PREMISES    | IF3  | 580.54  | 6510  | 0 | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £11.21 | £1.04 |
| HIGH PIT HOUSE, BIRTLEY, HEXHAM, NORTHD                           |                    | NE48 3JQ | GARAGE AND PREMISES     | CG2  | 113.3   | 3172  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £28.00 | £2.60 |
| R/O WATTS HILL, WARK, HEXHAM, NORTHD                              |                    | NE48 3LG | STORE AND PREMISES      | CW3  | 69.2    | 830   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £11.99 | £1.11 |
| WARK FARM WORKSHOP, WARK, HEXHAM, NORTHD                          |                    | NE48 3LG | WORKSHOP AND PREMISES   | IF3  | 126.7   | 3130  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £24.70 | £2.30 |
| SAWMILL GARAGE, WARKSBURN BRIDGE, WARK, HEXHAM, NORTHD            |                    | NE48 3LS | WORKSHOP AND PREMISES   | IF3  | 328.7   | 5545  | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £16.87 | £1.57 |
| THE OLD GRANARY, COMBY HEUGH FARM, WARK, HEXHAM, NORTHD           |                    | NE48 3PD | STORE AND PREMISES      | CW3  | 81.9    | 921   | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £11.25 | £1.04 |
| FOREST MACHINE SERVICES LIMITED, PARK END, HEXHAM, NORTHD         |                    | NE48 3PN | WORKSHOP AND PREMISES   | IF3  | 471     | 9156  | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £19.44 | £1.81 |
| WHITEWALL NOOK, WARK, HEXHAM, NORTHD                              |                    | NE48 3PX | WORKSHOP AND PREMISES   | IF3  | 270.7   | 4279  | 0 | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £15.81 | £1.47 |
| OLD HATCHERY, BARRASFORD, HEXHAM, NORTHD                          |                    | NE48 4AA | WORKSHOP AND PREMISES   | IF3  | 86.5    | 1094  | 0 | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £12.65 | £1.17 |
| URWINS BLACKSMITHS R/O 6, EAST ACRES, BARRASFORD, HEXHAM, NORTHD  |                    | NE48 4AJ | WORKSHOP AND PREMISES   | IF3  | 47.3    | 1354  | 1 | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £28.63 | £2.66 |
| THE GARAGE, BARRASFORD, HEXHAM, NORTHD                            |                    | NE48 4AN | VEHICLE REPAIR WORKSHOP | CG1  | 141.7   | 2308  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £16.29 | £1.51 |
| WHINHAVEN, GUNNERTON, HEXHAM, NORTHD                              |                    | NE48 4ED | GARAGE AND PREMISES     | CG2  | 139.4   | 1896  | 0 | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £13.60 | £1.26 |

**APPENDIX 2  
INDUSTRIAL STOCK**

|   |             |          |                         |     | 11513.03 | 187800 | 9 | 12 | 18 | 10 | 3 | 0 | 1 | 0 | 53 | £1.95        |
|---|-------------|----------|-------------------------|-----|----------|--------|---|----|----|----|---|---|---|---|----|--------------|
| <b>HALTWHISTLE</b>  |             |          |                         |     |          |        |   |    |    |    |   |   |   |   |    |              |
| GARAGE, GRANGE ROAD, HALTWHISTLE, NORTHD                                      | HALTWHISTLE | NE49 0AB | GARAGE AND PREMISES     | CG2 | 78       | 1519   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £19.47 £1.81 |
| BLACKSMITHS SHOP, MARKET SQUARE, HALTWHISTLE, NORTHD                          | HALTWHISTLE | NE49 0BL | WORKSHOP AND PREMISES   | IF3 | 119.2    | 1304   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £10.94 £1.02 |
| HEADS & TAILS R/O HEXTOL HOUSE, MAIN STREET, HALTWHISTLE, NORTHD              | HALTWHISTLE | NE49 0BS | WAREHOUSE AND PREMISES  | CW  | 160.7    | 2991   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £18.61 £1.73 |
| ARMSTRONG (HALTWHISTLE) LTD, BLACK BULL LANE, HALTWHISTLE, NORTHD             | HALTWHISTLE | NE49 0BT | WAREHOUSE AND PREMISES  | CW  | 56.7     | 920    | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £16.23 £1.51 |
| W BELL, CROWN COURT, HALTWHISTLE, NORTHD                                      | HALTWHISTLE | NE49 0BU | GARAGE AND PREMISES     | CG2 | 110      | 1956   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £17.78 £1.65 |
| CENTRAL PLACE, HALTWHISTLE, NORTHD  | HALTWHISTLE | NE49 0DF | VEHICLE REPAIR WORKSHOP | CG1 | 108.1    | 3726   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £34.47 £3.20 |
| GARAGE R/O 2, CENTRAL PLACE, HALTWHISTLE, NORTHD                              | HALTWHISTLE | NE49 0DF | GARAGE AND PREMISES     | CG2 | 130.6    | 2250   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £17.23 £1.60 |
| STORE R/O 2, CENTRAL PLACE, HALTWHISTLE, NORTHD                               | HALTWHISTLE | NE49 0DF | STORE AND PREMISES      | CW3 | 38.9     | 697    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £17.92 £1.66 |
| AEG WATER SOLUTIONS LTD, CENTRAL PLACE, HALTWHISTLE, NORTHD                   | HALTWHISTLE | NE49 0DF | WORKSHOP AND PREMISES   | IF3 | 295.3    | 5726   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    | £19.39 £1.80 |
| POTTS PLANT HIRE, TOWN FOOT GARAGE, TOWN FOOT, HALTWHISTLE, NORTHD            | HALTWHISTLE | NE49 0EG | GARAGE AND PREMISES     | CG2 | 303.47   | 8129   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    | £26.79 £2.49 |
| TYNEDALE GROUP TRAVEL LTD, TOWN FOOT, HALTWHISTLE, NORTHD                     | HALTWHISTLE | NE49 0EG | GARAGE, OFFICES AND     | CG2 | 584.26   | 18453  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    | £31.58 £2.93 |
| UNIT Q2, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                         | HALTWHISTLE | NE49 0HF | VEHICLE REPAIR WORKSHOP | CG1 | 87.5     | 2546   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £29.10 £2.70 |
| UNIT K3 EAST, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                    | HALTWHISTLE | NE49 0HF | GARAGE AND PREMISES     | CG2 | 91.5     | 2672   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £29.20 £2.71 |
| AKZO NOBEL, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                      | HALTWHISTLE | NE49 0HF | WAREHOUSE AND PREMISES  | CW  | 959.35   | 17057  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    | £17.78 £1.65 |
| PART UNIT P, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                     | HALTWHISTLE | NE49 0HF | WAREHOUSE AND PREMISES  | CW  | 57.6     | 1427   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £24.77 £2.30 |
| UNIT R PART BUILDING L, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD          | HALTWHISTLE | NE49 0HF | WAREHOUSE AND PREMISES  | CW  | 1960.76  | 40136  | 0 | 0  | 0  | 0  | 0 | 1 | 0 | 0 |    | £20.47 £1.90 |
| UNITS M & N, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                     | HALTWHISTLE | NE49 0HF | WAREHOUSE AND PREMISES  | CW  | 1743.99  | 27276  | 0 | 0  | 0  | 0  | 0 | 1 | 0 | 0 |    | £15.64 £1.45 |
| BUILDING B, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                      | HALTWHISTLE | NE49 0HF | WAREHOUSE AND PREMISES  | CW  | 1102.9   | 17150  | 0 | 0  | 0  | 0  | 0 | 1 | 0 | 0 |    | £15.55 £1.44 |
| BUILDING O, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                      | HALTWHISTLE | NE49 0HF | WAREHOUSE AND PREMISES  | CW  | 874.9    | 14778  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    | £16.89 £1.57 |
| BUILDING Q, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                      | HALTWHISTLE | NE49 0HF | WAREHOUSE AND PREMISES  | CW  | 1436.9   | 26692  | 0 | 0  | 0  | 0  | 0 | 1 | 0 | 0 |    | £18.58 £1.73 |
| BUILDING S, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                      | HALTWHISTLE | NE49 0HF | WAREHOUSE AND PREMISES  | CW  | 1747.2   | 21145  | 0 | 0  | 0  | 0  | 0 | 1 | 0 | 0 |    | £12.10 £1.12 |
| BUILDINGS C-D, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                   | HALTWHISTLE | NE49 0HF | WAREHOUSE AND PREMISES  | CW  | 2228.9   | 29517  | 0 | 0  | 0  | 0  | 0 | 0 | 1 | 0 |    | £13.24 £1.23 |
| UNIT B1, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                         | HALTWHISTLE | NE49 0HF | STORE AND PREMISES      | CW3 | 104.5    | 2823   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £27.01 £2.51 |
| UNIT Q1, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                         | HALTWHISTLE | NE49 0HF | STORE AND PREMISES      | CW3 | 128.51   | 3461   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £26.93 £2.50 |
| STORE PT BUILDING P, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD             | HALTWHISTLE | NE49 0HF | STORE                   | CW3 | 14.77    | 281    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £19.03 £1.77 |
| UNIT J, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                          | HALTWHISTLE | NE49 0HF | STORE AND PREMISES      | CW3 | 134.5    | 2894   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £21.52 £2.00 |
| BUILDING P PART T, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD               | HALTWHISTLE | NE49 0HF | STORE AND PREMISES      | CW3 | 70.2     | 1634   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £23.28 £2.16 |
| UNIT K3 WEST, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                    | HALTWHISTLE | NE49 0HF | STORE AND PREMISES      | CW3 | 91.9     | 2683   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £29.19 £2.71 |
| PT UNIT T GND FLR, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD               | HALTWHISTLE | NE49 0HF | STORE AND PREMISES      | CW3 | 68       | 1709   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £25.13 £2.33 |
| OLD BOILER HOUSE, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                | HALTWHISTLE | NE49 0HF | STORE AND PREMISES      | CW3 | 52.1     | 1333   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £25.59 £2.38 |
| OLD LABEL STORE PART BUILDING P, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD | HALTWHISTLE | NE49 0HF | STORE AND PREMISES      | CW3 | 198.7    | 3793   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £19.09 £1.77 |
| BUILDING K2, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                     | HALTWHISTLE | NE49 0HF | STORE                   | CW3 | 31.7     | 858    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    | £27.07 £2.51 |
| UNIT O1, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                         | HALTWHISTLE | NE49 0HF | STORE                   | CW3 | 69       | 1757   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £25.46 £2.37 |
| 1ST FLR FORMER LABORATORY BLOCK, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD | HALTWHISTLE | NE49 0HF | OFFICES AND PREMISES    | CW3 | 285.9    | 0      | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    | £0.00 £0.00  |
| PT UNIT T GND FLR FORMER LABORATORY BLOCK, HADRIAN ENTERPRISE PARK, NORTHD    | HALTWHISTLE | NE49 0HF | OFFICES & PREMISES      | CW3 | 277.7    | 6798   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    | £24.48 £2.27 |
| LOCKER ROOMS AT FORMER LABORATORY BLOCK, HADRIAN ENTERPRISE PARK, NORTHD      | HALTWHISTLE | NE49 0HF | FORMER LOCKER ROOMS AND | CW3 | 120.5    | 0      | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £0.00 £0.00  |
| COOLER RECYCLING SOLUTIONS LTD - UNITS E - H, HADRIAN ENTERPRISE PARK, NORTHD | HALTWHISTLE | NE49 0HF | FACTORY AND PREMISES    | IF  | 5630.23  | 76218  | 0 | 0  | 0  | 0  | 0 | 0 | 0 | 1 |    | £13.54 £1.26 |
| UNIT P PART R, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                   | HALTWHISTLE | NE49 0HF | WORKSHOP AND PREMISES   | IF3 | 115.53   | 2418   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £20.93 £1.94 |
| N DICKINSON, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                     | HALTWHISTLE | NE49 0HF | WORKSHOP AND PREMISES   | IF3 | 196.41   | 4631   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £23.58 £2.19 |
| G SEYMORE, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                       | HALTWHISTLE | NE49 0HF | WORKSHOP AND PREMISES   | IF3 | 55.51    | 1319   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £23.76 £2.21 |
| MR TWEDDLE, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                      | HALTWHISTLE | NE49 0HF | WORKSHOP AND PREMISES   | IF3 | 95.72    | 2371   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £24.77 £2.30 |
| TONY LEWIS ELECTRICALS, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD          | HALTWHISTLE | NE49 0HF | WORKSHOP AND PREMISES   | IF3 | 61.13    | 1423   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £23.28 £2.16 |
| UNIT L, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                          | HALTWHISTLE | NE49 0HF | WORKSHOP AND PREMISES   | IF3 | 458.63   | 9468   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    | £20.64 £1.92 |
| NE DECOR, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                        | HALTWHISTLE | NE49 0HF | WORKSHOP AND PREMISES   | IF3 | 59.59    | 1983   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £33.28 £3.09 |
| UNIT K1 FRONT, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                   | HALTWHISTLE | NE49 0HF | WORKSHOP AND PREMISES   | IF3 | 301.9    | 5508   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    | £18.24 £1.69 |
| UNIT P PART Q, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                   | HALTWHISTLE | NE49 0HF | WORKSHOP AND PREMISES   | IF3 | 81.4     | 1841   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    | £22.62 £2.10 |
| BORDER HOMEBAKE, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                 | HALTWHISTLE | NE49 0HF | BAKERY AND PREMISES     | IF3 | 181.52   | 4532   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £24.97 £2.32 |
| FORMER RIVERSIDE CAFE PT UNIT P, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD | HALTWHISTLE | NE49 0HF | OFFICE AND PREMISES     | IF3 | 333.81   | 6924   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    | £20.74 £1.93 |
| ALBION WORKS, HALTWHISTLE, NORTHD   | HALTWHISTLE | NE49 0HJ | FACTORY AND PREMISES    | IF  | 2485.7   | 28369  | 0 | 0  | 0  | 0  | 0 | 0 | 1 | 0 |    | £11.41 £1.06 |
| PLENMELLER WORKS, PLENMELLER, HALTWHISTLE, NORTHD                             | HALTWHISTLE | NE49 0HN | FACTORY AND PREMISES    | IF  | 21254.16 | 216763 | 0 | 0  | 0  | 0  | 0 | 0 | 0 | 1 |    | £10.20 £0.95 |
| WMV COACH WORKS, KIRKHOLMEDALE, LANTYS LONNEN, HALTWHISTLE, NORTHD            | HALTWHISTLE | NE49 0HQ | VEHICLE REPAIR WORKSHOP | CG1 | 211.59   | 6786   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £32.07 £2.98 |
| BORDER STONE QUARRIES, KIRKHOLMEDALE, LANTYS LONNEN, HALTWHISTLE, NORTHD      | HALTWHISTLE | NE49 0HQ | WORKSHOP AND PREMISES   | IF3 | 444.4    | 7598   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    | £17.10 £1.59 |
| UNIT 5, RIVERSIDE INDUSTRIAL ESTATE, PLENMELLER, HALTWHISTLE, NORTHD          | HALTWHISTLE | NE49 0HR | GARAGE AND PREMISES     | CG2 | 166.3    | 3974   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £23.90 £2.22 |
| T H YEATS HAULAGE, PLENMELLER, HALTWHISTLE, NORTHD                            | HALTWHISTLE | NE49 0HR | GARAGE AND PREMISES     | CG2 | 163.8    | 3397   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £20.74 £1.93 |
| PLENMELLER SAWMILL, PLENMELLER, HALTWHISTLE, NORTHD                           | HALTWHISTLE | NE49 0HR | SAWMILL AND PREMISES    | IF3 | 167.8    | 5450   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    | £32.48 £3.02 |

**APPENDIX 2  
INDUSTRIAL STOCK**

|   |             |          |                         |      |          |        |   |    |    |    |    |   |   |   |     |        |       |
|---|-------------|----------|-------------------------|------|----------|--------|---|----|----|----|----|---|---|---|-----|--------|-------|
| NEAR PLENMELLER SAWMILL, PLENMELLER, HALTWHISTLE, NORTH             | HALTWHISTLE | NE49 0HW | VEHICLE REPAIR WORKSHOP | CG1  | 204.3    | 3923   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £19.20 | £1.78 |
| UNIT 2, RIVERSIDE INDUSTRIAL ESTATE, PLENMELLER, HALTWHISTLE, NORTH | HALTWHISTLE | NE49 0HW | GARAGE AND PREMISES     | CG2  | 168.4    | 3492   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £20.74 | £1.93 |
| J D CRAWFORD & CO LTD, PLENMELLER, HALTWHISTLE, NORTH               | HALTWHISTLE | NE49 0HW | WORKSHOP AND PREMISES   | IF3  | 580.9    | 12033  | 0 | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0   | £20.71 | £1.92 |
| PIT YARD, MELKRIDGE, HALTWHISTLE, NORTH                             |             | NE49 0LT | GARAGE AND PREMISES     | CG2  | 287.8    | 6279   | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | £21.82 | £2.03 |
| HIGHWAYS DEPOT, LINTLEY DALE, HALTWHISTLE, NORTH                    | HALTWHISTLE | NE49 0ND | STORAGE DEPOT AND       | CW2  | 212.7    | 12307  | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £57.86 | £5.38 |
| UNIT A OLD COUNCIL YARD, LINTLEY DALE, HALTWHISTLE, NORTH           | HALTWHISTLE | NE49 0ND | WORKSHOP AND PREMISES   | IF3  | 242.5    | 7794   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £32.14 | £2.99 |
| UNITS B & C OLD COUNCIL YARD, LINTLEY DALE, HALTWHISTLE, NORTH      | HALTWHISTLE | NE49 0ND | WORKSHOP AND PREMISES   | IF3  | 524      | 14216  | 0 | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0   | £27.13 | £2.52 |
| UNIT E OLD COUNCIL YARD, LINTLEY DALE, HALTWHISTLE, NORTH           | HALTWHISTLE | NE49 0ND | STORES, OFFICES AND     | IF3  | 110.7    | 3308   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £29.88 | £2.78 |
| UNIT D(1) OLD COUNCIL YARD, LINTLEY DALE, HALTWHISTLE, NORTH        | HALTWHISTLE | NE49 0ND | WORKSHOP AND PREMISES   | IF3  | 122.7    | 4450   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £36.27 | £3.37 |
| UNIT D(2) OLD COUNCIL YARD, LINTLEY DALE, HALTWHISTLE, NORTH        | HALTWHISTLE | NE49 0ND | WORKSHOP AND PREMISES   | IF3  | 125.56   | 4554   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £36.27 | £3.37 |
| LEEBURN, WHITCHESTER, HALTWHISTLE, NORTH                            | HALTWHISTLE | NE49 0NF | WORKSHOP AND PREMISES   | IF3  | 60.7     | 1884   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £31.04 | £2.88 |
| E SCARTH & SON (BUILDERS) LIMITED, WESTGATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9AQ | WAREHOUSE AND PREMISES  | CW   | 159.7    | 2493   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £15.61 | £1.45 |
| ALISON RAMES AT WHISTLE ART STOP R/O, WESTGATE, HALTWHISTLE, NORTH  | HALTWHISTLE | NE49 9AQ | STORES AND PREMISES     | CW3  | 120      | 1873   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £15.61 | £1.45 |
| WHISTLE ART STOP R/O, WESTGATE, HALTWHISTLE, NORTH                  | HALTWHISTLE | NE49 9AQ | WORKSHOPS AND PREMISES  | IF3  | 475.92   | 5444   | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | £11.44 | £1.06 |
| STREETWISE, AESICA ROAD, HALTWHISTLE, NORTH                         | HALTWHISTLE | NE49 9DE | WAREHOUSE AND PREMISES  | CW   | 314      | 9032   | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | £28.76 | £2.67 |
| TOP FLOOR BORDER PINE BUILDING, AESICA ROAD, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9DE | STORES AND PREMISES     | CW3  | 495.7    | 3510   | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | £7.08  | £0.66 |
| IST FLOOR AT BORDER PINE, AESICA ROAD, HALTWHISTLE, NORTH           | HALTWHISTLE | NE49 9DE | STORE AND PREMISES      | CW3  | 495.7    | 5418   | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | £10.93 | £1.02 |
| GUTHRIE PROPERTIES, AESICA ROAD, HALTWHISTLE, NORTH                 | HALTWHISTLE | NE49 9DE | STORE                   | CW3  | 11.2     | 321    | 1 | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £28.66 | £2.66 |
| GROUND FLOOR AT BORDER PINE, AESICA ROAD, HALTWHISTLE, NORTH        | HALTWHISTLE | NE49 9DE | WORKSHOP AND PREMISES   | IF3  | 521.7    | 8853   | 0 | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0   | £16.97 | £1.58 |
| R/O GRANGE HOUSE, FAIR HILL, HALTWHISTLE, NORTH                     | HALTWHISTLE | NE49 9EE | STORE AND PREMISES      | CW3  | 25.4     | 529    | 1 | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £20.83 | £1.93 |
| UNIT NT72/9B, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | VEHICLE REPAIR WORKSHOP | CG1  | 167.96   | 5845   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £34.80 | £3.23 |
| UNIT DC 72/4, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WAREHOUSE AND PREMISES  | CW   | 674.8    | 13289  | 0 | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0   | £19.69 | £1.83 |
| UNIT DC72/5, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH      | HALTWHISTLE | NE49 9HA | WAREHOUSE AND PREMISES  | CW   | 703.43   | 17478  | 0 | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0   | £24.85 | £2.31 |
| UNIT NT72/6A, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WAREHOUSE AND PREMISES  | CW   | 281.3    | 7553   | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | £26.85 | £2.49 |
| UNIT NT72/8C, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WAREHOUSE AND PREMISES  | CW   | 128.2    | 4372   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £34.10 | £3.17 |
| UNIT NT 72/9A, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH    | HALTWHISTLE | NE49 9HA | WAREHOUSE               | CW   | 200.1    | 6785   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £33.91 | £3.15 |
| UNIT NT72/9D, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WAREHOUSE AND PREMISES  | CW   | 161.51   | 5621   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £34.80 | £3.23 |
| UNIT NT72/8A-B, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH   | HALTWHISTLE | NE49 9HA | WAREHOUSE AND PREMISES  | CW   | 307.32   | 8977   | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | £29.21 | £2.71 |
| UNIT NT72/6B, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WORKSHOP AND PREMISES   | IF3  | 311.1    | 8192   | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | £26.33 | £2.45 |
| UNIT NT72/7A, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WORKSHOP AND PREMISES   | IF3  | 50.9     | 2035   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £39.98 | £3.71 |
| UNIT NT72/7E, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WORKSHOP AND PREMISES   | IF3  | 98.91    | 3645   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £36.85 | £3.42 |
| UNITS NT72/7F-G, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH  | HALTWHISTLE | NE49 9HA | WORKSHOP AND PREMISES   | IF3  | 193.46   | 6172   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £31.90 | £2.96 |
| UNIT NT72/7D, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WORKSHOP AND PREMISES   | IF3  | 55.8     | 2035   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £36.47 | £3.39 |
| UNIT NT72/7H, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WORKSHOP AND PREMISES   | IF3  | 98.9     | 3644   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £36.85 | £3.42 |
| UNIT NT72/7C, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WORKSHOP AND PREMISES   | IF3  | 66       | 2239   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £33.92 | £3.15 |
| UNIT NT72/7B, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WORKSHOP AND PREMISES   | IF3  | 50.4     | 2035   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £40.38 | £3.75 |
| UNIT NT72/8D, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WORKSHOP AND PREMISES   | IF3  | 128.2    | 4372   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £34.10 | £3.17 |
| UNIT NT72/8E, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WORKSHOP AND PREMISES   | IF3  | 103.4    | 3685   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £35.64 | £3.31 |
| UNIT NT72/8F, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WORKSHOP AND PREMISES   | IF3  | 103.4    | 3685   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £35.64 | £3.31 |
| UNIT NT72/9C, HALTWHISTLE INDUSTRIAL ESTATE, HALTWHISTLE, NORTH     | HALTWHISTLE | NE49 9HA | WORKSHOP AND PREMISES   | IF3  | 707.77   | 18551  | 0 | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0   | £26.21 | £2.43 |
| WESTBRIDGE, WEST ROAD, HALTWHISTLE, NORTH                           | HALTWHISTLE | NE49 9HU | GARAGE AND PREMISES     | CG2  | 55.3     | 800    | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £14.47 | £1.34 |
| B TODD, TYNE VIEW ROAD, HALTWHISTLE, NORTH                          | HALTWHISTLE | NE49 9HY | WORKSHOP AND PREMISES   | IF3  | 123.6    | 2004   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £16.21 | £1.51 |
| 1, TYNE VIEW, HALTWHISTLE, NORTH                                    | HALTWHISTLE | NE49 9HZ | WORKSHOP                | IF3  | 9.5      | 194    | 1 | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £20.42 | £1.90 |
| SHED NO 2, TYNE VIEW ROAD, HALTWHISTLE, NORTH                       | HALTWHISTLE | NE49 9JG | WORKSHOP                | IF3  | 73.4     | 1196   | 0 | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £16.29 | £1.51 |
| BURNSIDE, BURN LANE, HALTWHISTLE, NORTH                             | HALTWHISTLE | NE49 9JN | WORKSHOP AND PREMISES   | IF3  | 439.5    | 4101   | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | £9.33  | £0.87 |
| SOUTH TYNE WORKS, BURN LANE, HALTWHISTLE, NORTH                     | HALTWHISTLE | NE49 9JN | WORKSHOP AND PREMISES   | IF3  | 155.9    | 3512   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £22.53 | £2.09 |
| THE GARAGE, PARK ROAD, HALTWHISTLE, NORTH                           | HALTWHISTLE | NE49 9LD | GARAGE AND PREMISES     | CG2  | 215.3    | 4293   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £19.94 | £1.85 |
| DOODYS YARD, PARK ROAD, HALTWHISTLE, NORTH                          | HALTWHISTLE | NE49 9LD | WORKSHOP AND PREMISES   | IF3  | 506.4    | 10482  | 0 | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0   | £20.70 | £1.92 |
| PIGS CAN FLY, CAWFIELDS FARM, HALTWHISTLE, NORTH                    |             | NE49 9PJ | BUTCHERY AND PREMISES   | IF3  | 31.84    | 1037   | 1 | 0  | 0  | 0  | 0  | 0 | 0 | 0 | 0   | £32.57 | £3.03 |
| SHAWFIELD, GILSLAND, BRAMPTON, CUMBRIA                              |             | CA8 7AF  | WORKSHOP AND PREMISES   | IF3  | 602.2    | 5361   | 0 | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0   | £8.90  | £0.83 |
| CRANTOCK GARAGE, THE CROOKS, GILSLAND, BRAMPTON, CUMBRIA            |             | CA8 7DX  | GARAGE AND PREMISES     | CG2  | 158.63   | 3449   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £21.74 | £2.02 |
| ALPHA MOUNT, GILSLAND, BRAMPTON, CUMBRIA                            |             | CA8 7EB  | STORES, OFFICES AND     | CW3O | 151.9    | 2397   | 0 | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0   | £15.78 | £1.47 |
| GREENHEAD GARAGE, GREENHEAD, BRAMPTON, CUMBRIA                      |             | CA8 7HE  | WORKSHOP AND PREMISES   | IF3  | 346.9    | 3871   | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | £11.16 | £1.04 |
| SITE OF WRYTREE COLLIERY, GREENHEAD, BRAMPTON, CUMBRIA              |             | CA8 7JA  | WORKSHOP AND PREMISES   | IF3  | 400.2    | 5921   | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | £14.80 | £1.37 |
| SAW MILL YARD, GILSLAND, BRAMPTON, CUMBRIA                          |             | CA8 7ND  | STORAGE DEPOT AND       | CW2  | 394.3    | 6324   | 0 | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0   | £16.04 | £1.49 |
|   |             |          |                         |      | 61907.15 | 965929 | 7 | 24 | 39 | 20 | 11 | 5 | 2 | 2 | 110 |        |       |

**APPENDIX 2  
INDUSTRIAL STOCK**

| ADDRESS   | TOWN       | POSTCODE | DESCRIPTION                          | PSD CODE | TOTAL AREA (sq m) | TOTAL VALUE | < 50 | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 | Rent per sq m | Rent psf |
|---|------------|----------|--------------------------------------|----------|-------------------|-------------|------|----------|-----------|-----------|------------|-------------|-------------|--------|---------------|----------|
| <b>BEDLINGTON</b>   |            |          |                                      |          |                   |             |      |          |           |           |            |             |             |        |               |          |
| WORKSHOP R/O 6, BELLS PLACE, BEDLINGTON, NORTHD                         | BEDLINGTON | NE22 5AQ | WORKSHOP AND PREMISES                | IF3      | 43.5              | 1001        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £23.01        | £2.14    |
| A JAYS AUTOS, JUBILEE MEWS, BEDLINGTON, NORTHD                          | BEDLINGTON | NE22 5BL | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 145.7             | 6070        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £41.66        | £3.87    |
| 21, BEECH GROVE, BEDLINGTON, NORTHD                                     | BEDLINGTON | NE22 5DA | GARAGE AND PREMISES                  | CG2      | 40                | 994         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | £24.85        | £2.31    |
| TYRED & EXHAUSTED, VULCAN PLACE, BEDLINGTON, NORTHD                     | BEDLINGTON | NE22 5DN | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 962               | 14853       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      | £15.44        | £1.43    |
| VULCAN PLACE GARAGE, VULCAN PLACE, BEDLINGTON, NORTHD                   | BEDLINGTON | NE22 5DN | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 1084.3            | 25696       | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0      | £23.70        | £2.20    |
| 23, STATION ROAD, BEDLINGTON, NORTHD                                    | BEDLINGTON | NE22 5HB | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 159.6             | 3401        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £21.31        | £1.98    |
| MANSION HOUSE BANK TOP, BEDLINGTON, NORTHD                              | BEDLINGTON | NE22 5LG | WORKSHOP AND PREMISES                | IF3      | 171.5             | 4850        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £28.28        | £2.63    |
| GLASSEY TERRACE, BEDLINGTON, NORTHD                                     | BEDLINGTON | NE22 5LQ | STORES                               | CW3      | 86.5              | 2430        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £28.09        | £2.61    |
| MGN FIRE PROTECTION LTD 37, STATION ROAD, BEDLINGTON, NORTHD            | BEDLINGTON | NE22 5PP | STORAGE DEPOT AND PREMISES           | CW2      | 258.96            | 6787        | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      | £26.21        | £2.43    |
| R/O 37, ROTHESAY TERRACE, BEDLINGTON, NORTHD                            | BEDLINGTON | NE22 5PT | GARAGE AND PREMISES                  | CG2      | 142.3             | 4351        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £30.58        | £2.84    |
| 38, ROTHESAY TERRACE BACK, BEDLINGTON, NORTHD                           | BEDLINGTON | NE22 5PY | WORKSHOP AND PREMISES                | IF3      | 95.2              | 2736        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £28.74        | £2.67    |
| BILL MCDONALD WORKS DEPOT, WINDSOR GARDENS, BEDLINGTON, NORTHD          | BEDLINGTON | NE22 5SS | WORKSHOP AND PREMISES                | IF3      | 73.9              | 3769        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £51.00        | £4.74    |
| FRONT STREET WEST, BEDLINGTON, NORTHD                                   | BEDLINGTON | NE22 5TT | FACTORY AND PREMISES                 | IF       | 230.8             | 5002        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £21.67        | £2.01    |
| 3, FRONT STREET WEST, BEDLINGTON, NORTHD                                | BEDLINGTON | NE22 5TZ | WORKSHOP AND PREMISES                | IF3      | 316.9             | 9157        | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      | £28.90        | £2.68    |
| STORES ADJ 80, FRONT STREET WEST, BEDLINGTON, NORTHD                    | BEDLINGTON | NE22 5UA | STORES AND PREMISES                  | CW3      | 66.7              | 1348        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £20.21        | £1.88    |
| GARDEN HOUSE, BEDLINGTON, NORTHD  | BEDLINGTON | NE22 5UX | WORKSHOP AND PREMISES                | IF3      | 99.8              | 2123        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £21.27        | £1.98    |
| R/O, BURDON TERRACE, BEDLINGTON, NORTHD                                 | BEDLINGTON | NE22 6DA | STORE AND PREMISES                   | CW3      | 104.8             | 3643        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £34.76        | £3.23    |
| STORES, HIGH RIDGE, BEDLINGTON, NORTHD                                  | BEDLINGTON | NE22 6EF | WORKSHOP AND PREMISES                | IF3      | 117.1             | 3195        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £27.28        | £2.53    |
| BEDLINGTON TRAINING SERVICES 70, GLEBE ROAD, BEDLINGTON, NORTHD         | BEDLINGTON | NE22 6JU | TRAINING CENTRE AND PREMISES         | IF3      | 183.07            | 7621        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £41.63        | £3.87    |
| WELWYN COMPONENTS LTD, WELWYN ELECTRONICS PARK, BEDLINGTON, NORTHD      | BEDLINGTON | NE22 7AA | FACTORY AND PREMISES                 | IF       | 14506.9           | 216481      | 0    | 0        | 0         | 0         | 0          | 0           | 0           | 1      | £14.92        | £1.39    |
| WELWYN COMPONENTS LTD VACANT PART, WELWYN ELECTRONICS PARK,             | BEDLINGTON | NE22 7AA | FACTORY AND PREMISES                 | IF       | 220.7             | 16651       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £75.45        | £7.01    |
| BUILDING C, WELWYN ELECTRONICS PARK                                     |            |          |                                      |          | 2,861             |             | 0    | 0        | 0         | 0         | 0          | 0           | 1           | 0      |               |          |
| BUILDING D, WELWYN ELECTRONICS PARK                                     |            |          |                                      |          | 3,493             |             | 0    | 0        | 0         | 0         | 0          | 0           | 1           | 0      |               |          |
| BUILDING W, WELWYN ELECTRONICS PARK                                     |            |          |                                      |          | 2,601             |             | 0    | 0        | 0         | 0         | 0          | 0           | 1           | 0      |               |          |
| BARRINGTON ROAD GARAGE, WATSONS YARD, BARRINGTON ROAD, BEDLINGTON,      | BEDLINGTON | NE22 7AH | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 208.9             | 5806        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £27.79        | £2.58    |
| K WATSON AT WATSONS YARD, BARRINGTON ROAD, BEDLINGTON, NORTHD           | BEDLINGTON | NE22 7AH | STORES AND PREMISES                  | CW3      | 221.45            | 11676       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £52.73        | £4.90    |
| LIFELINE MEDICAL TRANSPORT SERVICE LTD, BARRINGTON ROAD, BEDLINGTON,    | BEDLINGTON | NE22 7AH | WAREHOUSE AND PREMISES               | CWO      | 857.4             | 17112       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      | £19.96        | £1.85    |
| A2B TAXIS AT WATSONS YARD, BARRINGTON ROAD, BEDLINGTON, NORTHD          | BEDLINGTON | NE22 7AH | WORKSHOP AND PREMISES                | IF3      | 69.17             | 2319        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £33.53        | £3.11    |
| BARRINGTON ROAD, BEDLINGTON, NORTHD                                     | BEDLINGTON | NE22 7AJ | ROAD HAULAGE DEPOT AND PREMISES      | CG4      | 891.5             | 26881       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      | £30.15        | £2.80    |
| BARRINGTON ROAD, BEDLINGTON, NORTHD                                     | BEDLINGTON | NE22 7AJ | ROAD HAULAGE DEPOT AND PREMISES      | CG4      | 619.4             | 21041       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      | £33.97        | £3.16    |
| WATSONS, BARRINGTON ROAD, BEDLINGTON, NORTHD                            | BEDLINGTON | NE22 7AJ | WAREHOUSE AND PREMISES               | CW       | 1797.7            | 32032       | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0      | £17.82        | £1.66    |
| UNIT 1, BARRINGTON ROAD, BEDLINGTON, NORTHD                             | BEDLINGTON | NE22 7AJ | WORKSHOP AND PREMISES                | IF3      | 122.5             | 3481        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £28.42        | £2.64    |
| NATURALIGHT SYSTEMS LTD, ACCESSORY HOUSE, BARRINGTON ROAD,              | BEDLINGTON | NE22 7AR | FACTORY AND PREMISES                 | IF       | 1674.93           | 42033       | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0      | £25.10        | £2.33    |
| NORTHUMBERLAND BREWERY LTD, ACCESSORY HOUSE, BARRINGTON ROAD,           | BEDLINGTON | NE22 7AR | BREWERY AND PREMISES                 | IX       | 314.5             | 6023        | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      | £19.15        | £1.78    |
| COOPERS TOURMASTER TRAVEL, KITTY BREWSTER BRIDGE, BEDLINGTON, NORTHD    | BEDLINGTON | NE22 7BS | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 608.2             | 15555       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      | £25.58        | £2.38    |
| UNIT 1, STEPHENSON COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,     | BEDLINGTON | NE22 7DQ | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 233.8             | 8585        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £36.72        | £3.41    |
| UNIT 7, LONGRIDGE WAY, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON, NORTHD | BEDLINGTON | NE22 7DQ | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1      | 290.7             | 11935       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      | £41.06        | £3.81    |
| RINGTONS LTD SITE 3, GOOCH AVENUE, BARRINGTON INDUSTRIAL ESTATE,        | BEDLINGTON | NE22 7DQ | WAREHOUSE AND PREMISES               | CW       | 535.3             | 14634       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      | £27.34        | £2.54    |
| 25, STEPHENSON WAY, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON, NORTHD    | BEDLINGTON | NE22 7DQ | WAREHOUSE AND PREMISES               | CW       | 423.2             | 15791       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      | £37.31        | £3.47    |
| UNIT 7, STEPHENSON COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,     | BEDLINGTON | NE22 7DQ | STORE AND PREMISES                   | CW3      | 112.82            | 4722        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £41.85        | £3.89    |
| UNIT 1, LONGRIDGE COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,      | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 200.5             | 7830        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £39.05        | £3.63    |
| UNIT 2, LONGRIDGE COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,      | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 99.4              | 4496        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £45.23        | £4.20    |
| UNIT 3, LONGRIDGE COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,      | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 99.4              | 4496        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £45.23        | £4.20    |
| UNIT 4, LONGRIDGE COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,      | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 99.5              | 4500        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £45.23        | £4.20    |
| UNIT 5, LONGRIDGE COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,      | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 114.4             | 4851        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £42.40        | £3.94    |
| UNIT 6, LONGRIDGE COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,      | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 99.4              | 4496        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £45.23        | £4.20    |
| UNIT 7, LONGRIDGE COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,      | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 99.4              | 4496        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | £45.23        | £4.20    |
| UNIT 8, LONGRIDGE COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,      | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 222.7             | 7911        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £35.52        | £3.30    |
| UNIT 9, LONGRIDGE COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,      | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 202               | 7830        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £38.76        | £3.60    |
| SITE 11, GOOCH AVENUE, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON, NORTHD | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 238.84            | 10497       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | £43.95        | £4.08    |
| HECH ENGINEERING LTD SITE 5, GOOCH AVENUE, BARRINGTON INDUSTRIAL        | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 346.6             | 11379       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      | £32.83        | £3.05    |
| BRAZENLIGHT LTD, GOOCH AVENUE, BARRINGTON INDUSTRIAL ESTATE,            | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 2811.3            | 70944       | 0    | 0        | 0         | 0         | 0          | 0           | 1           | 0      | £25.24        | £2.34    |
| SITE 6, GOOCH AVENUE, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON, NORTHD  | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 1009.4            | 30974       | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0      | £30.69        | £2.85    |
| SITE 13 & 19, STEPHENSON WAY, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON, | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 756.23            | 22177       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      | £29.33        | £2.72    |
| SITE 14, GOOCH AVENUE, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON, NORTHD | BEDLINGTON | NE22 7DQ | FACTORY AND PREMISES                 | IF       | 366.09            | 12017       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      | £32.83        | £3.05    |

**APPENDIX 2  
INDUSTRIAL STOCK**

|  |            |          |                                      |     |          |        |   |    |    |    |   |   |   |   |    |  |        |       |
|--|------------|----------|--------------------------------------|-----|----------|--------|---|----|----|----|---|---|---|---|----|--|--------|-------|
| UNITS 2-4, STEPHENSON COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,   | BEDLINGTON | NE22 7DQ | WORKSHOP AND PREMISES                | IF3 | 679.7    | 19535  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    |  | £28.74 | £2.67 |
| UNIT 5, STEPHENSON COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,      | BEDLINGTON | NE22 7DQ | WORKSHOP AND PREMISES                | IF3 | 233.5    | 8574   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £36.72 | £3.41 |
| UNIT 6, STEPHENSON COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,      | BEDLINGTON | NE22 7DQ | WORKSHOP AND PREMISES                | IF3 | 233.5    | 8574   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £36.72 | £3.41 |
| UNIT 9, STEPHENSON COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,      | BEDLINGTON | NE22 7DQ | WORKSHOP AND PREMISES                | IF3 | 112.82   | 4722   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £41.85 | £3.89 |
| UNIT 8, STEPHENSON COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,      | BEDLINGTON | NE22 7DQ | WORKSHOP AND PREMISES                | IF3 | 112.82   | 4722   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £41.85 | £3.89 |
| UNITS 10-13, STEPHENSON COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON, | BEDLINGTON | NE22 7DQ | WORKSHOP AND PREMISES                | IF3 | 599.24   | 17746  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    |  | £29.61 | £2.75 |
| UNIT 14, STEPHENSON COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,     | BEDLINGTON | NE22 7DQ | WORKSHOP AND PREMISES                | IF3 | 231.8    | 8512   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £36.72 | £3.41 |
| SITE 10, GOOCH AVENUE, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON, NORTHD  | BEDLINGTON | NE22 7DQ | WORKSHOP AND PREMISES                | IF3 | 227.6    | 7882   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £34.63 | £3.22 |
| UNIT 15, STEPHENSON COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,     | BEDLINGTON | NE22 7DQ | CHILDRENS ACTIVITY CENTRE            | IX  | 233.5    | 8574   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £36.72 | £3.41 |
| UNITS 5-10, BOWES COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON,       | BEDLINGTON | NE22 7DW | WAREHOUSE AND PREMISES               | CW  | 1588.63  | 42115  | 0 | 0  | 0  | 0  | 0 | 1 | 0 | 0 |    |  | £26.51 | £2.46 |
| UNIT 1, BOWES COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON, NORTHD    | BEDLINGTON | NE22 7DW | WORKSHOP AND PREMISES                | IF3 | 339      | 12344  | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    |  | £36.41 | £3.38 |
| UNIT 2, BOWES COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON, NORTHD    | BEDLINGTON | NE22 7DW | WORKSHOP AND PREMISES                | IF3 | 201.7    | 8287   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £41.09 | £3.82 |
| UNIT 3, BOWES COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON, NORTHD    | BEDLINGTON | NE22 7DW | WORKSHOP AND PREMISES                | IF3 | 201.7    | 8288   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £41.09 | £3.82 |
| UNIT 4, BOWES COURT, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON, NORTHD    | BEDLINGTON | NE22 7DW | WORKSHOP AND PREMISES                | IF3 | 339      | 12344  | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    |  | £36.41 | £3.38 |
| 16-17, STATION STREET, BEDLINGTON, NORTHD                                | BEDLINGTON | NE22 7JN | STORE AND PREMISES                   | CW3 | 319.5    | 3761   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    |  | £11.77 | £1.09 |
| R/O 1, BRIDGE TERRACE, BEDLINGTON, NORTHD                                | BEDLINGTON | NE22 7JT | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 310.6    | 9115   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    |  | £29.35 | £2.73 |
| UNIT 1, RAVENSWORTH DEPOT, RAVENSWORTH STREET, BEDLINGTON, NORTHD        | BEDLINGTON | NE22 7NA | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 59.82    | 1857   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £31.04 | £2.88 |
| UNIT 2, RAVENSWORTH DEPOT, RAVENSWORTH STREET, BEDLINGTON, NORTHD        | BEDLINGTON | NE22 7NA | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 59.24    | 1839   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £31.04 | £2.88 |
| UNIT 3, RAVENSWORTH DEPOT, RAVENSWORTH STREET, BEDLINGTON, NORTHD        | BEDLINGTON | NE22 7NA | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 60.15    | 1868   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £31.06 | £2.89 |
| UNIT 4, RAVENSWORTH DEPOT, RAVENSWORTH STREET, BEDLINGTON, NORTHD        | BEDLINGTON | NE22 7NA | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 159.55   | 4364   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £27.35 | £2.54 |
| CONTAINERS AT, RAVENSWORTH DEPOT, RAVENSWORTH STREET, BEDLINGTON,        | BEDLINGTON | NE22 7NA | STORE AND PREMISES                   | CW3 | 112.1    | 1355   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £12.09 | £1.12 |
|  |            |          |                                      |     | 50227.33 | 987057 | 2 | 14 | 30 | 11 | 9 | 5 | 4 | 1 | 76 |  |        |       |
| CAMBOIS, SLEEKBURN   |            |          |                                      |     |          |        |   |    |    |    |   |   |   |   |    |  |        |       |
| HODGES RECYCLING, BROCK LANE, WEST SLEEKBURN, CHOPPINGTON, NORTHD        |            | NE22 7BX | WORKSHOP AND PREMISES                | IF3 | 815.66   | 19670  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    |  | £24.12 | £2.24 |
| 4 RIVERS BIODIESEL, CAMBOIS, BLYTH, NORTHD                               |            | NE22 7DB | FACTORY AND PREMISES                 | IF  | 1165.02  | 24835  | 0 | 0  | 0  | 0  | 0 | 1 | 0 | 0 |    |  | £21.32 | £1.98 |
| UNIT 8.9, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON, NORTHD  |            | NE22 7DD | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 93.5     | 2294   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £24.53 | £2.28 |
| FERGUSONS TRANSPORT, SLEEKBURN BUSINESS PARK, WEST SLEEKBURN,            |            | NE22 7DD | WAREHOUSE AND PREMISES               | CW  | 7565.1   | 51872  | 0 | 0  | 0  | 0  | 0 | 0 | 0 | 1 |    |  | £6.86  | £0.64 |
| UNIT 5, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON, NORTHD    |            | NE22 7DD | WAREHOUSE AND PREMISES               | CW  | 810.5    | 15082  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    |  | £18.61 | £1.73 |
| UNIT 1, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON, NORTHD    |            | NE22 7DD | WAREHOUSE AND PREMISES               | CW  | 647.57   | 12453  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    |  | £19.23 | £1.79 |
| UNIT 2, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON, NORTHD    |            | NE22 7DD | WAREHOUSE AND PREMISES               | CW  | 646.85   | 12605  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    |  | £19.49 | £1.81 |
| ROMNEY HUT 1, SLEEKBURN BUSINESS PARK, WEST SLEEKBURN, BEDLINGTON,       |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 349.41   | 4098   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    |  | £11.73 | £1.09 |
| ROMNEY HUT 2, SLEEKBURN BUSINESS PARK, WEST SLEEKBURN, BEDLINGTON,       |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 334.47   | 4021   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    |  | £12.02 | £1.12 |
| ROMNEY HUT 3, SLEEKBURN BUSINESS PARK, WEST SLEEKBURN, BEDLINGTON,       |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 319.53   | 3943   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    |  | £12.34 | £1.15 |
| ROMNEY HUT 4, SLEEKBURN BUSINESS PARK, WEST SLEEKBURN, BEDLINGTON,       |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 319.53   | 3943   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    |  | £12.34 | £1.15 |
| ROMNEY HUT 5, SLEEKBURN BUSINESS PARK, WEST SLEEKBURN, BEDLINGTON,       |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 349.41   | 4098   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    |  | £11.73 | £1.09 |
| FORMER OFFICES UNIT 8, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN,        |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 136.53   | 4312   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £31.58 | £2.93 |
| UNIT 8.1, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON, NORTHD  |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 16.26    | 602    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £37.02 | £3.44 |
| UNIT 8.2, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON, NORTHD  |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 16.26    | 602    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £37.02 | £3.44 |
| UNIT 8.3, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON, NORTHD  |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 16.26    | 602    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £37.02 | £3.44 |
| UNIT 8.10, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON,        |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 26.04    | 926    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £35.56 | £3.30 |
| UNIT 8.11, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON,        |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 17.72    | 657    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £37.08 | £3.44 |
| UNIT 8.12, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON,        |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 11.02    | 408    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £37.02 | £3.44 |
| UNIT 8.C1, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON,        |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 3.65     | 135    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £36.99 | £3.44 |
| UNIT 8.C2, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON,        |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 3.65     | 135    | 1 | 0  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £36.99 | £3.44 |
| UNITS 8.4 - 8.8, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON,  |            | NE22 7DD | STORE AND PREMISES                   | CW3 | 71.85    | 2231   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £31.05 | £2.88 |
| UNIT 3, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON, NORTHD    |            | NE22 7DD | WORKSHOP AND PREMISES                | IF3 | 729.5    | 18015  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    |  | £24.69 | £2.29 |
| UNIT 9, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON, NORTHD    |            | NE22 7DD | WORKSHOP AND PREMISES                | IF3 | 640.8    | 11669  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    |  | £18.21 | £1.69 |
| UNIT 6, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON, NORTHD    |            | NE22 7DD | WORKSHOP AND PREMISES                | IF3 | 477      | 8449   | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    |  | £17.71 | £1.65 |
| UNIT 7, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON, NORTHD    |            | NE22 7DD | WORKSHOP AND PREMISES                | IF3 | 1029.3   | 17506  | 0 | 0  | 0  | 0  | 0 | 1 | 0 | 0 |    |  | £17.01 | £1.58 |
| UNIT 8.13, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON,        |            | NE22 7DD | WORKSHOP AND PREMISES                | IF3 | 244.58   | 5858   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £23.95 | £2.23 |
| UNIT 8.21, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, BEDLINGTON,        |            | NE22 7DD | WORKSHOP AND PREMISES                | IF3 | 67.65    | 2047   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £30.26 | £2.81 |
| WAREHOUSE 1, FERGUSONS BUSINESS PARK WEST, WEST SLEEKBURN,               |            | NE22 7DH | WAREHOUSE AND PREMISES               | CW  | 936.7    | 13257  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    |  | £14.15 | £1.31 |
| WAREHOUSE 2, FERGUSONS BUSINESS PARK WEST, WEST SLEEKBURN,               |            | NE22 7DH | WAREHOUSE AND PREMISES               | CW  | 897.3    | 12800  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    |  | £14.27 | £1.33 |
| WAREHOUSE 3, FERGUSONS BUSINESS PARK WEST, WEST SLEEKBURN,               |            | NE22 7DH | WAREHOUSE AND PREMISES               | CW  | 623.9    | 11966  | 0 | 0  | 0  | 0  | 1 | 0 | 0 | 0 |    |  | £19.18 | £1.78 |
| WORKSHOP 12A, FERGUSONS BUSINESS PARK WEST, WEST SLEEKBURN,              |            | NE22 7DH | WORKSHOP AND PREMISES                | IF3 | 81.7     | 2060   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £25.21 | £2.34 |
| WORKSHOP 12B, FERGUSONS BUSINESS PARK WEST, WEST SLEEKBURN,              |            | NE22 7DH | WORKSHOP AND PREMISES                | IF3 | 145.24   | 3591   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £24.72 | £2.30 |
| WORKSHOP 14, FERGUSONS BUSINESS PARK WEST, WEST SLEEKBURN,               |            | NE22 7DH | WORKSHOP AND PREMISES                | IF3 | 55.6     | 1386   | 0 | 1  | 0  | 0  | 0 | 0 | 0 | 0 |    |  | £24.93 | £2.32 |
|  |            |          |                                      |     |          |        | 8 | 5  | 3  | 6  | 9 | 2 | 0 | 1 |    |  |        |       |
| UNIT NO 1-2, WEST SLEEKBURN INDUSTRIAL ESTATE, WEST SLEEKBURN,           |            | NE22 7LQ | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 136.2    | 3910   | 0 | 0  | 1  | 0  | 0 | 0 | 0 | 0 |    |  | £28.71 | £2.67 |
| WEST SLEEKBURN WORKS, WEST SLEEKBURN INDUSTRIAL ESTATE, BEDLINGTON,      |            | NE22 7LQ | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 344.9    | 11849  | 0 | 0  | 0  | 1  | 0 | 0 | 0 | 0 |    |  | £34.35 | £3.19 |
| T JAMES (BEDLINGTON) LTD, WEST SLEEKBURN INDUSTRIAL ESTATE, WEST         |            | NE22 7LQ | ROAD HAULAGE DEPOT AND PREMISES      | CG4 | 5760.4   | 55261  | 0 | 0  | 0  | 0  | 0 | 0 | 0 | 1 |    |  | £9.59  | £0.89 |



**APPENDIX 2  
INDUSTRIAL STOCK**

|   |             |          |                                      |      |         |       |   |   |    |   |   |   |   |   |    |        |       |
|---|-------------|----------|--------------------------------------|------|---------|-------|---|---|----|---|---|---|---|---|----|--------|-------|
| SENREC, WEST SLEEKURN INDUSTRIAL ESTATE, WEST SLEEKURN, BEDLINGTON,     |             | NE22 7LQ | WAREHOUSE AND PREMISES               | CW   | 2299    | 39573 | 0 | 0 | 0  | 0 | 0 | 0 | 1 | 0 |    | £17.21 | £1.60 |
| NORTHUMBRIAN CARAVAN TRANSPORT, WEST SLEEKURN INDUSTRIAL ESTATE,        |             | NE22 7LQ | LAND USED FOR STORAGE AND PREMISES   | CW1  | 62.2    | 3502  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £56.30 | £5.23 |
| UNIT 10 PARKERS YARD, WEST SLEEKURN INDUSTRIAL ESTATE, WEST SLEEKURN,   |             | NE22 7LQ | WORKSHOP AND PREMISES                | IF3  | 124.7   | 3562  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £28.56 | £2.65 |
| UNIT 1, FORREST BUILDINGS, WEST SLEEKURN INDUSTRIAL ESTATE, BEDLINGTON, |             | NE22 7LQ | WORKSHOP AND PREMISES                | IF3  | 73.7    | 2528  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £34.30 | £3.19 |
| UNIT 2, FORREST BUILDINGS, WEST SLEEKURN INDUSTRIAL ESTATE, BEDLINGTON, |             | NE22 7LQ | WORKSHOP AND PREMISES                | IF3  | 149     | 4729  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £31.74 | £2.95 |
| UNIT 3, FORREST BUILDINGS, WEST SLEEKURN INDUSTRIAL ESTATE, BEDLINGTON, |             | NE22 7LQ | WORKSHOP AND PREMISES                | IF3  | 149     | 4729  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £31.74 | £2.95 |
|   |             |          |                                      |      |         |       | 0 | 2 | 4  | 1 | 0 | 0 | 1 | 1 |    |        |       |
| BLYTH PANEL BEATERS   |             | NE24 1RJ | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 211.8   | 2686  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £12.68 | £1.18 |
| UNITS 7-10 CAMBOIS COLLIERY, CAMBOIS, BLYTH, NORTHD                     |             | NE24 1RL | FACTORY AND PREMISES                 | IF   | 1427.4  | 13066 | 0 | 0 | 0  | 0 | 0 | 1 | 0 | 0 |    | £9.15  | £0.85 |
| 121, HILLTOP CLOSE, CHOPPINGTON, NORTHD                                 |             | NE62 5EE | STORE                                | CW3  | 21.5    | 1044  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £48.56 | £4.51 |
| DOG TRAINING CENTRE NORBRECK FARM, MORPETH ROAD, CHOPPINGTON,           |             | NE62 5PZ | DOG TRAINING BUILDING AND PREMISES   | IF3  | 405.65  | 5979  | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 |    | £14.74 | £1.37 |
| R/O 20-22, MOWBRAY TERRACE BACK, CHOPPINGTON, NORTHD                    |             | NE62 5QH | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 195.5   | 7076  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £36.19 | £3.36 |
| 1ST FLOOR AT 4, HIGH STREET, GUIDEPOST, CHOPPINGTON, NORTHD             | GUIDEPOST / | NE62 5QY | STORE AND PREMISES                   | CW3  | 182.9   | 2437  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £13.32 | £1.24 |
| R/O 1-2, HUNNS BUILDINGS, SCOTLAND GATE, CHOPPINGTON, NORTHD            | GUIDEPOST / | NE62 5RW | GARAGE AND PREMISES                  | CG2  | 69.4    | 1370  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £19.74 | £1.83 |
| WANSBECK DISTRICT COUNCIL, EAST VIEW, STAKEFORD, CHOPPINGTON, NORTHD    | GUIDEPOST / | NE62 5TR | STORAGE DEPOT AND PREMISES           | CW20 | 3663.02 | 78920 | 0 | 0 | 0  | 0 | 0 | 0 | 1 | 0 |    | £21.55 | £2.00 |
| R/O 3-4, EAST VIEW, CHOPPINGTON, NORTHD                                 | GUIDEPOST / | NE62 5UF | TYRE CENTRE AND PREMISES             | CG1  | 221.48  | 6490  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £29.30 | £2.72 |
| R/O, WANSBECK TERRACE, WEST SLEEKURN, CHOPPINGTON, NORTHD               |             | NE62 5XB | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 140.9   | 2752  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £19.53 | £1.81 |
| BOTHAL BARNS DRIFT, BOTHAL, MORPETH, NORTHD                             |             | NE61 6QL | WAREHOUSE AND PREMISES               | CW   | 115.1   | 1653  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £14.36 | £1.33 |
| THE SAWMILL, BOTHAL, MORPETH, NORTHD                                    |             | NE61 6SP | WORKSHOP, STORES AND PREMISES        | IF3S | 164.1   | 2787  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £16.98 | £1.58 |
|   |             |          |                                      |      |         |       | 1 | 1 | 7  | 1 | 0 | 1 | 1 | 0 |    |        |       |
| THE NORTHUMBERLAND BREWERY LTD, WEST SLEEKURN FARM, BOMARSUND,          | BEDLINGTON  | NE22 7AD | FACTORY AND PREMISES                 | IF   | 145.7   | 6938  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £47.62 | £4.42 |
| REDRESS, WEST SLEEKURN FARM, BOMARSUND, BEDLINGTON, NORTHD              | BEDLINGTON  | NE22 7AD | WORKSHOP AND PREMISES                | IF3  | 77.6    | 3264  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £42.06 | £3.91 |
|   |             |          |                                      |      |         |       | 0 | 1 | 1  | 0 | 0 | 0 | 0 | 0 |    |        |       |
| 35806.21  |             |          |                                      |      |         |       | 9 | 9 | 15 | 8 | 9 | 3 | 2 | 2 | 57 |        |       |
| <b>ASHINGTON</b>  |             |          |                                      |      |         |       |   |   |    |   |   |   |   |   |    |        |       |
| 91, NORTH SEATON ROAD, ASHINGTON, NORTHD                                | ASHINGTON   | NE63 0AG | WORKSHOP AND PREMISES                | IF3  | 35.9    | 1328  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £36.99 | £3.44 |
|   |             |          |                                      |      |         |       |   |   |    |   |   |   |   |   |    |        |       |
| UNITS 21 & 22, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON, | ASHINGTON   | NE63 0EF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 222.64  | 8296  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £37.26 | £3.46 |
| UNIT 23, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 128.1   | 4337  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £33.86 | £3.15 |
| UNIT 3, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,        | ASHINGTON   | NE63 0EF | STORE AND PREMISES                   | CW3  | 88.7    | 3177  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £35.82 | £3.33 |
| UNIT 9, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,        | ASHINGTON   | NE63 0EF | STORE AND PREMISES                   | CW3  | 64.6    | 2674  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £41.39 | £3.85 |
| UNIT 14, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | STORE AND PREMISES                   | CW3  | 64.8    | 2683  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £41.40 | £3.85 |
| ADJ UNIT 26, ENTERPRISE WORKSHOPS, GREEN LANE, ASHINGTON, NORTHD        | ASHINGTON   | NE63 0EF | STORE AND PREMISES                   | CW3  | 9.4     | 465   | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £49.47 | £4.60 |
| UNIT 27, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | STORE AND PREMISES                   | CW3  | 17.1    | 845   | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £49.42 | £4.59 |
| UNIT 4, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,        | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 31.6    | 1445  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £45.73 | £4.25 |
| UNIT 5, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,        | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 31.7    | 1450  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £45.74 | £4.25 |
| UNIT 6, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,        | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 31.7    | 1450  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £45.74 | £4.25 |
| UNIT 7, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,        | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 31.6    | 1445  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £45.73 | £4.25 |
| UNIT 8, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,        | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 31.9    | 1459  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £45.74 | £4.25 |
| UNIT 10, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 32.3    | 1477  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £45.73 | £4.25 |
| UNIT 11, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 31.8    | 1454  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £45.72 | £4.25 |
| UNIT 12, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 31.8    | 1454  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £45.72 | £4.25 |
| UNIT 13, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 31.8    | 1454  | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £45.72 | £4.25 |
| UNIT 15, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 70.2    | 2906  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £41.40 | £3.85 |
| UNIT 24, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 73      | 3100  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £42.47 | £3.95 |
| UNIT 25, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 67.1    | 2707  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £40.34 | £3.75 |
| UNIT 26, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 64.6    | 2514  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £38.92 | £3.62 |
| UNIT 16, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 55      | 2796  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £50.84 | £4.72 |
| UNIT 17, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 54.4    | 2796  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £51.40 | £4.77 |
| UNIT 18, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 54.3    | 2796  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £51.49 | £4.78 |
| UNIT 19, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 54.5    | 2795  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £51.28 | £4.76 |
| UNIT 20, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,       | ASHINGTON   | NE63 0EF | WORKSHOP AND PREMISES                | IF3  | 82.4    | 4172  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £50.63 | £4.70 |
|   |             |          |                                      |      |         |       |   |   |    |   |   |   |   |   |    |        |       |
| 1-2, CAVENDISH GARDENS, ASHINGTON, NORTHD                               | ASHINGTON   | NE63 0EL | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 713.49  | 10467 | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 |    | £14.67 | £1.36 |
| UNIT 1, BEECH GROVE, NORTH SEATON ROAD, ASHINGTON, NORTHD               | ASHINGTON   | NE63 0EL | STORE AND PREMISES                   | CW3  | 107.6   | 2120  | 0 | 0 | 0  | 1 | 0 | 0 | 0 | 0 |    | £19.70 | £1.83 |
| UNIT 2, BEECH GROVE, NORTH SEATON ROAD, ASHINGTON, NORTHD               | ASHINGTON   | NE63 0EL | STORE AND PREMISES                   | CW3  | 54.3    | 1122  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £20.66 | £1.92 |
| UNIT 3, BEECH GROVE, NORTH SEATON ROAD, ASHINGTON, NORTHD               | ASHINGTON   | NE63 0EL | STORE AND PREMISES                   | CW3  | 25.5    | 689   | 1 | 0 | 0  | 0 | 0 | 0 | 0 | 0 |    | £27.02 | £2.51 |
| 5-6, BEAMSLEY TERRACE, ASHINGTON, NORTHD                                | ASHINGTON   | NE63 0HN | STORES AND PREMISES                  | CW   | 316.1   | 5253  | 0 | 0 | 0  | 0 | 1 | 0 | 0 | 0 |    | £16.62 | £1.54 |
| 13-14, HOLLY STREET, ASHINGTON, NORTHD                                  | ASHINGTON   | NE63 0HQ | STORES AND PREMISES                  | CW3  | 82.9    | 2283  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £27.54 | £2.56 |
| R/O 200-202, MILBURN ROAD, ASHINGTON, NORTHD                            | ASHINGTON   | NE63 0PH | STORE AND PREMISES                   | CW3  | 148.9   | 2458  | 0 | 0 | 1  | 0 | 0 | 0 | 0 | 0 |    | £16.51 | £1.53 |
| 1ST FLR 200, MILBURN ROAD, ASHINGTON, NORTHD                            | ASHINGTON   | NE63 0PH | STORE AND PREMISES                   | CW3  | 80.3    | 1336  | 0 | 1 | 0  | 0 | 0 | 0 | 0 | 0 |    | £16.64 | £1.55 |

**APPENDIX 2  
INDUSTRIAL STOCK**

|   |           |          |  |      |         |       |   |   |   |   |   |   |   |   |   |        |       |
|---|-----------|----------|--|------|---------|-------|---|---|---|---|---|---|---|---|---|--------|-------|
| 203, HAWTHORN ROAD, ASHINGTON, NORTHD                                   | ASHINGTON | NE63 0QX | STORE AND PREMISES                           | CW3  | 59.7    | 1413  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £23.67 | £2.20 |
| WEST VIEW, ASHINGTON, NORTHD  | ASHINGTON | NE63 0RZ | VEHICLE REPAIR WORKSHOP AND PREMISES         | CG1  | 217.2   | 5725  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £26.36 | £2.45 |
| 25, WEST VIEW, ASHINGTON, NORTHD  | ASHINGTON | NE63 0RZ | STORE  | CW3  | 16.8    | 769   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £45.77 | £4.25 |
| UNIT 2, BIRCHWOOD WAY, ASHWOOD BUSINESS PARK, ASHINGTON, NORTHD         | ASHINGTON | NE63 0XD | FACTORY AND PREMISES                         | IF   | 990.8   | 30526 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £30.81 | £2.86 |
| UNIT 1, BIRCHWOOD WAY, ASHWOOD BUSINESS PARK, ASHINGTON, NORTHD         | ASHINGTON | NE63 0XD | WORKSHOP AND PREMISES                        | IF3  | 990.8   | 30526 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £30.81 | £2.86 |
| UNIT 3, BIRCHWOOD WAY, ASHWOOD BUSINESS PARK, ASHINGTON, NORTHD         | ASHINGTON | NE63 0XD | WORKSHOP AND PREMISES                        | IF3  | 485.7   | 18631 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £38.36 | £3.56 |
| UNIT 4, BIRCHWOOD WAY, ASHWOOD BUSINESS PARK, ASHINGTON, NORTHD         | ASHINGTON | NE63 0XD | WORKSHOP AND PREMISES                        | IF3  | 485.7   | 18631 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £38.36 | £3.56 |
| UNIT 5, BIRCHWOOD WAY, ASHWOOD BUSINESS PARK, ASHINGTON, NORTHD         | ASHINGTON | NE63 0XD | WORKSHOP AND PREMISES                        | IF3  | 485.7   | 18631 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £38.36 | £3.56 |
| UNIT 6, BIRCHWOOD WAY, ASHWOOD BUSINESS PARK, ASHINGTON, NORTHD         | ASHINGTON | NE63 0XD | WORKSHOP AND PREMISES                        | IF3  | 622.2   | 18657 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £29.99 | £2.79 |
| 11, CASTLE ISLAND WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,       | ASHINGTON | NE63 0XL | VEHICLE REPAIR WORKSHOP AND PREMISES         | CG1  | 330.4   | 12232 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £37.02 | £3.44 |
| 13C, CASTLE ISLAND WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,      | ASHINGTON | NE63 0XL | VEHICLE REPAIR WORKSHOP AND PREMISES         | CG1  | 208.07  | 8594  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £41.30 | £3.84 |
| 13, CASTLE ISLAND WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,       | ASHINGTON | NE63 0XL | VEHICLE REPAIR WORKSHOP AND PREMISES         | CG1  | 222.4   | 5785  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £26.01 | £2.42 |
| 12, CASTLE ISLAND WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,       | ASHINGTON | NE63 0XL | VEHICLE REPAIR WORKSHOP, OFFICE AND PREMISES | CG1O | 589.3   | 20933 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £35.52 | £3.30 |
| 10, CASTLE ISLAND WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,       | ASHINGTON | NE63 0XL | FACTORY AND PREMISES                         | IF   | 1547.3  | 44074 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £28.48 | £2.65 |
| 13B, CASTLE ISLAND WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,      | ASHINGTON | NE63 0XL | WORKSHOP AND PREMISES                        | IF3  | 198.87  | 8307  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £41.77 | £3.88 |
| 13A, CASTLE ISLAND WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,      | ASHINGTON | NE63 0XL | WORKSHOP AND PREMISES                        | IF3  | 198.87  | 8307  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £41.77 | £3.88 |
| REAR OF 5, LABURNUM TERRACE, ASHINGTON, NORTHD                          | ASHINGTON | NE63 0XX | STORE AND PREMISES                           | CW3  | 28.4    | 1509  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £53.13 | £4.94 |
| 5, ARMSTRONG WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YB | VEHICLE REPAIR WORKSHOP AND PREMISES         | CG1  | 2527.7  | 67481 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | £26.70 | £2.48 |
| 7-8, FREEMAN WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YB | WAREHOUSE AND PREMISES                       | CW   | 561.33  | 17376 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £30.96 | £2.88 |
| 3 & 4, FREEMAN WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 0YB | WAREHOUSE AND PREMISES                       | CW   | 918.1   | 27709 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £30.18 | £2.80 |
| 10A&B, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,      | ASHINGTON | NE63 0YB | WAREHOUSE AND PREMISES                       | CW   | 375.1   | 13924 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £37.12 | £3.45 |
| 1, FREEMAN WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON, NORTHD       | ASHINGTON | NE63 0YB | WAREHOUSE AND PREMISES                       | CW   | 674.9   | 17678 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £26.19 | £2.43 |
| 2, HEDLEY WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON, NORTHD        | ASHINGTON | NE63 0YB | WAREHOUSE AND PREMISES                       | CW   | 2986.7  | 75129 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | £25.15 | £2.34 |
| 13C, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,        | ASHINGTON | NE63 0YB | WAREHOUSE AND PREMISES                       | CW   | 71.6    | 3478  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £48.58 | £4.51 |
| 13H, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,        | ASHINGTON | NE63 0YB | WAREHOUSE AND PREMISES                       | CW   | 71.6    | 3478  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £48.58 | £4.51 |
| 2, FREEMAN WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON, NORTHD       | ASHINGTON | NE63 0YB | WAREHOUSE AND PREMISES                       | CW   | 512.7   | 16514 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £32.21 | £2.99 |
| 2 & 3, FREEMAN COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON, NORTHD | ASHINGTON | NE63 0YB | WAREHOUSE AND PREMISES                       | CW   | 1555.77 | 45863 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £29.48 | £2.74 |
| 4, FREEMAN WAY, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD          | ASHINGTON | NE63 0YB | FACTORY AND PREMISES                         | IF   | 1484.3  | 41087 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £27.68 | £2.57 |
| 9, FREEMAN WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON, NORTHD       | ASHINGTON | NE63 0YB | FACTORY AND PREMISES                         | IF   | 3739.6  | 87447 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | £23.38 | £2.17 |
| 10E, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,        | ASHINGTON | NE63 0YB | FACTORY AND PREMISES                         | IF   | 251.5   | 9919  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £39.44 | £3.66 |
| 10D, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,        | ASHINGTON | NE63 0YB | FACTORY AND PREMISES                         | IF   | 123.4   | 5547  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £44.95 | £4.18 |
| 14C, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,        | ASHINGTON | NE63 0YB | FACTORY AND PREMISES                         | IF   | 261.9   | 10491 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £40.06 | £3.72 |
| 1, ARMSTRONG WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YB | WORKSHOP AND PREMISES                        | IF3  | 1428.2  | 32118 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £22.49 | £2.09 |
| 12A-12B, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,    | ASHINGTON | NE63 0YB | WORKSHOP AND PREMISES                        | IF3  | 256.8   | 10128 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £39.44 | £3.66 |
| 11A, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,        | ASHINGTON | NE63 0YB | WORKSHOP AND PREMISES                        | IF3  | 124.3   | 5587  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £44.95 | £4.18 |
| 11B, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,        | ASHINGTON | NE63 0YB | WORKSHOP AND PREMISES                        | IF3  | 123.9   | 5569  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £44.95 | £4.18 |
| 13A, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,        | ASHINGTON | NE63 0YB | WORKSHOP AND PREMISES                        | IF3  | 71.6    | 3478  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £48.58 | £4.51 |
| 14A-14B, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,    | ASHINGTON | NE63 0YB | WORKSHOP AND PREMISES                        | IF3  | 257.4   | 10025 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £38.95 | £3.62 |
| UNIT 12C, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,   | ASHINGTON | NE63 0YB | WORKSHOP AND PREMISES                        | IF3  | 253.26  | 9988  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £39.44 | £3.66 |
| UNIT 12D, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,   | ASHINGTON | NE63 0YB | WORKSHOP AND PREMISES                        | IF3  | 126.54  | 5688  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £44.95 | £4.18 |
| 13B, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,        | ASHINGTON | NE63 0YB | WORKSHOP AND PREMISES                        | IF3  | 71.6    | 3478  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £48.58 | £4.51 |
| 13D-13E, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,    | ASHINGTON | NE63 0YB | WORKSHOP AND PREMISES                        | IF3  | 135.7   | 5947  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £43.82 | £4.07 |
| 13F, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,        | ASHINGTON | NE63 0YB | WORKSHOP AND PREMISES                        | IF3  | 70.6    | 3430  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £48.58 | £4.51 |
| 13G, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,        | ASHINGTON | NE63 0YB | WORKSHOP AND PREMISES                        | IF3  | 71.6    | 3478  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £48.58 | £4.51 |
| 10C, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,        | ASHINGTON | NE63 0YB | WORKSHOP AND PREMISES                        | IF3  | 123.9   | 5569  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £44.95 | £4.18 |
| 4, ARMSTRONG WAY, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YB | SORTING OFFICE AND PREMISES                  | IX   | 904.3   | 27959 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £30.92 | £2.87 |
| 1, FREEMAN COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YB | ACTIVITY CENTRE AND PREMISES                 | IX   | 553.62  | 18418 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £33.27 | £3.09 |
| 11C D&E, ARMSTRONG COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,    | ASHINGTON | NE63 0YE | FACTORY, SHOWROOM AND PREMISES               | IF   | 935.7   | 22474 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £24.02 | £2.23 |
| 21, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YG | WAREHOUSE AND PREMISES                       | CW   | 297.96  | 12249 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £41.11 | £3.82 |
| 22, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YG | WAREHOUSE AND PREMISES                       | CW   | 297.96  | 12354 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £41.46 | £3.85 |
| 23, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YG | WAREHOUSE AND PREMISES                       | CW   | 84.68   | 4287  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £50.63 | £4.70 |
| 24, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YG | WAREHOUSE AND PREMISES                       | CW   | 84.68   | 4287  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £50.63 | £4.70 |
| 25, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YG | WAREHOUSE AND PREMISES                       | CW   | 84.68   | 4287  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £50.63 | £4.70 |
| UNITS 26-32, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON,   | ASHINGTON | NE63 0YG | WAREHOUSE AND PREMISES                       | CW   | 1086.71 | 30458 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £28.03 | £2.60 |
| UNIT 19, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON,       | ASHINGTON | NE63 0YG | STORE AND PREMISES                           | CW3  | 97.95   | 4959  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £50.63 | £4.70 |
| UNIT 20, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON,       | ASHINGTON | NE63 0YG | STORE AND PREMISES                           | CW3  | 106.96  | 5063  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £47.34 | £4.40 |
| 1, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD      | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                        | IF3  | 217.2   | 8929  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £41.11 | £3.82 |
| 2, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD      | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                        | IF3  | 209.4   | 8765  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £41.86 | £3.89 |
| 3, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD      | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                        | IF3  | 209.2   | 8765  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £41.90 | £3.89 |
| 4, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD      | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                        | IF3  | 209.7   | 8765  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £41.80 | £3.88 |



**APPENDIX 2  
INDUSTRIAL STOCK**

|   |           |          |                                      |      |         |       |   |   |   |   |   |   |   |   |  |  |        |       |
|---|-----------|----------|--------------------------------------|------|---------|-------|---|---|---|---|---|---|---|---|--|--|--------|-------|
| 5, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD      | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                | IF3  | 581.4   | 19186 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £33.00 | £3.07 |
| 6, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD      | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                | IF3  | 209.4   | 8765  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £41.86 | £3.89 |
| 7, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD      | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                | IF3  | 218.4   | 8978  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £41.11 | £3.82 |
| 8, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD      | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                | IF3  | 319.2   | 10411 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £32.62 | £3.03 |
| 9, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD      | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                | IF3  | 184.6   | 8091  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £43.83 | £4.07 |
| 10, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                | IF3  | 246.8   | 10146 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £41.11 | £3.82 |
| 11, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                | IF3  | 246.8   | 10146 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £41.11 | £3.82 |
| 12, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                | IF3  | 371.5   | 14373 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £38.69 | £3.59 |
| 13, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                | IF3  | 247.3   | 10167 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £41.11 | £3.82 |
| 14, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                | IF3  | 247.3   | 10167 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £41.11 | £3.82 |
| 15, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                | IF3  | 184.6   | 8091  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £43.83 | £4.07 |
| 16, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON, NORTHD     | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                | IF3  | 192.7   | 8446  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £43.83 | £4.07 |
| UNITS 17-18, WATERSIDE COURT, NORTH SEATON TRADING ESTATE, ASHINGTON,   | ASHINGTON | NE63 0YG | WORKSHOP AND PREMISES                | IF3  | 263.39  | 10922 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £41.47 | £3.85 |
| UNIT 2, MERCHANT COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,      | ASHINGTON | NE63 0YH | WORKSHOP AND PREMISES                | IF3  | 275.3   | 11318 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £41.11 | £3.82 |
| UNIT 3, MERCHANT COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,      | ASHINGTON | NE63 0YH | WORKSHOP AND PREMISES                | IF3  | 272.8   | 11215 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £41.11 | £3.82 |
| UNIT 4, MERCHANT COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,      | ASHINGTON | NE63 0YH | WORKSHOP AND PREMISES                | IF3  | 550.4   | 18290 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £33.23 | £3.09 |
| UNIT 5, MERCHANT COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,      | ASHINGTON | NE63 0YH | WORKSHOP AND PREMISES                | IF3  | 267     | 10976 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £41.11 | £3.82 |
| UNIT 6, MERCHANT COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,      | ASHINGTON | NE63 0YH | WORKSHOP AND PREMISES                | IF3  | 278.2   | 11437 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £41.11 | £3.82 |
| UNIT 7, MERCHANT COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,      | ASHINGTON | NE63 0YH | WORKSHOP AND PREMISES                | IF3  | 537.8   | 18285 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £34.00 | £3.16 |
| UNITS 17-19, MERCHANT COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON, | ASHINGTON | NE63 0YH | WORKSHOPS AND PREMISES               | IF3  | 585.9   | 19335 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £33.00 | £3.07 |
| UNIT 10, MERCHANT COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,     | ASHINGTON | NE63 0YH | WORKSHOP AND PREMISES                | IF3  | 304.62  | 12762 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £41.89 | £3.89 |
| UNIT 11, MERCHANT COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,     | ASHINGTON | NE63 0YH | WORKSHOP AND PREMISES                | IF3  | 148.7   | 6967  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £46.85 | £4.35 |
| UNIT 13, MERCHANT COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,     | ASHINGTON | NE63 0YH | WORKSHOP AND PREMISES                | IF3  | 149.72  | 7014  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £46.85 | £4.35 |
| UNIT 14, MERCHANT COURT, NORTH SEATON INDUSTRIAL ESTATE, ASHINGTON,     | ASHINGTON | NE63 0YH | WORKSHOP AND PREMISES                | IF3  | 149.72  | 7014  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £46.85 | £4.35 |
| UNITS 15 & 16, MERCHANT COURT, NORTH SEATON INDUSTRIAL ESTATE,          | ASHINGTON | NE63 0YH | WORKSHOP AND PREMISES                | IF3  | 299     | 12292 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £41.11 | £3.82 |
| UNITS 1 & 8-9, MERCHANT COURT, NORTH SEATON INDUSTRIAL ESTATE,          | ASHINGTON | NE63 0YH | WORKSHOP AND PREMISES                | IF3O | 3404.09 | 98641 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |  |  | £28.98 | £2.69 |
| R/O 146, STATION ROAD, ASHINGTON, NORTHD                                | ASHINGTON | NE63 8HE | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 191.8   | 3178  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £16.57 | £1.54 |
| 123, STATION ROAD, ASHINGTON, NORTHD                                    | ASHINGTON | NE63 8HQ | WORKSHOP AND PREMISES                | IF3  | 20.8    | 559   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £26.88 | £2.50 |
| NORTHUMBERLAND AGED MINeworkERS HOMES ASSOCIATION, PARK VIEW,           | ASHINGTON | NE63 8HR | STORES AND PREMISES                  | CW3  | 286.5   | 4734  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £16.52 | £1.54 |
| GARAGE REAR OF 1, HIGH MARKET, ASHINGTON, NORTHD                        | ASHINGTON | NE63 8NE | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 119.8   | 3355  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £28.01 | £2.60 |
| SOVEREIGN MOTORS, HIGH MARKET, ASHINGTON, NORTHD                        | ASHINGTON | NE63 8NE | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 244.95  | 8835  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £36.07 | £3.35 |
| EAST COAST MOTOR COMPANY 29, HIGH MARKET, ASHINGTON, NORTHD             | ASHINGTON | NE63 8NE | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 168.11  | 6134  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £36.49 | £3.39 |
| 17, WELLHEAD TERRACE, ASHINGTON, NORTHD                                 | ASHINGTON | NE63 8PA | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 262.8   | 5494  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £20.91 | £1.94 |
| ADJ 17, WELLHEAD TERRACE, ASHINGTON, NORTHD                             | ASHINGTON | NE63 8PA | STORE AND PREMISES                   | CW3  | 105     | 2432  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £23.16 | £2.15 |
| TYNESIDE PIANO CO, WELLHEAD TERRACE, ASHINGTON, NORTHD                  | ASHINGTON | NE63 8PA | WORKSHOP AND PREMISES                | IF3  | 297.18  | 4835  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £16.27 | £1.51 |
| R/O 16, HIGH MARKET, ASHINGTON, NORTHD                                  | ASHINGTON | NE63 8PD | BAKERY AND PREMISES                  | IF   | 275.8   | 7950  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £28.83 | £2.68 |
| 1, WESTFIELD, ASHINGTON, NORTHD   | ASHINGTON | NE63 8PR | WORKSHOP AND PREMISES                | IF3  | 200.4   | 9911  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £49.46 | £4.59 |
| STATION MOT CENTRE AT FORMER FIRE STATION, MORPETH ROAD, ASHINGTON,     | ASHINGTON | NE63 8PS | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 209.83  | 7019  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £33.45 | £3.11 |
| CORTECH, ELLINGTON TERRACE, ASHINGTON, NORTHD                           | ASHINGTON | NE63 8PY | WORKSHOP AND PREMISES                | IF3  | 199.39  | 8561  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £42.94 | £3.99 |
| KWIK FIT, MORPETH ROAD, ASHINGTON, NORTHD                               | ASHINGTON | NE63 8QG | TYRE SERVICE DEPOT AND PREMISES      | CG1  | 671.4   | 31602 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £47.07 | £4.37 |
| FORGE LEISURE, MORPETH ROAD, ASHINGTON, NORTHD                          | ASHINGTON | NE63 8QG | WORKSHOP AND PREMISES                | IF3  | 1405.4  | 30453 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |  |  | £21.67 | £2.01 |
| FACTORY BT167/2, WANSBECK BUSINESS PARK, ROTARY PARKWAY, ASHINGTON,     | ASHINGTON | NE63 8QZ | FACTORY AND PREMISES                 | IF   | 3194.5  | 92329 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |  |  | £28.90 | £2.69 |
| FACTORY BT167/3, WANSBECK BUSINESS PARK, ROTARY PARKWAY, ASHINGTON,     | ASHINGTON | NE63 8QZ | FACTORY AND PREMISES                 | IF   | 1134.2  | 37710 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |  |  | £33.25 | £3.09 |
| FACTORY BT167/4, WANSBECK BUSINESS PARK, ROTARY PARKWAY, ASHINGTON,     | ASHINGTON | NE63 8QZ | FACTORY AND PREMISES                 | IF   | 631.79  | 21850 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £34.58 | £3.21 |
| FACTORY BT167/5A, WANSBECK BUSINESS PARK, ROTARY PARKWAY, ASHINGTON,    | ASHINGTON | NE63 8QZ | FACTORY AND PREMISES                 | IF   | 271.13  | 11469 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £42.30 | £3.93 |
| FACTORY BT167/5B, WANSBECK BUSINESS PARK, ROTARY PARKWAY, ASHINGTON,    | ASHINGTON | NE63 8QZ | FACTORY AND PREMISES                 | IF   | 273.1   | 12263 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £44.90 | £4.17 |
| FACTORY BT167/1, WANSBECK BUSINESS PARK, ROTARY PARKWAY, ASHINGTON,     | ASHINGTON | NE63 8QZ | FACTORY AND PREMISES                 | IF   | 2015.5  | 64589 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |  |  | £32.05 | £2.98 |
| FACTORY BT167/12, WANSBECK BUSINESS PARK, ROTARY PARKWAY, ASHINGTON,    | ASHINGTON | NE63 8QZ | FACTORY AND PREMISES                 | IF   | 2207.3  | 69766 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |  |  | £31.61 | £2.94 |
| FACTORY BT167/6A, WANSBECK BUSINESS PARK, ROTARY PARKWAY, ASHINGTON,    | ASHINGTON | NE63 8QZ | FACTORY AND PREMISES                 | IF   | 493.3   | 17322 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £35.11 | £3.26 |
| FACTORY BT167/6B, WANSBECK BUSINESS PARK, ROTARY PARKWAY, ASHINGTON,    | ASHINGTON | NE63 8QZ | FACTORY AND PREMISES                 | IF   | 675.54  | 19747 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £29.23 | £2.72 |
| FACTORY BT167/15, WANSBECK BUSINESS PARK, ROTARY PARKWAY, ASHINGTON,    | ASHINGTON | NE63 8QZ | FACTORY AND PREMISES                 | IF   | 2605.5  | 85282 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |  |  | £32.73 | £3.04 |
| UNIT 21, WANSBECK BUSINESS PARK, ROTARY PARKWAY, ASHINGTON, NORTHD      | ASHINGTON | NE63 8QZ | FACTORY AND PREMISES                 | IF   | 718.2   | 25548 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £35.57 | £3.30 |
| UNIT 1, WANSBECK BUSINESS PARK, NETWORK BUSINESS CENTRE, ROTARY         | ASHINGTON | NE63 8QZ | WORKSHOP AND PREMISES                | IF3  | 318.6   | 13056 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £40.98 | £3.81 |
| UNIT 2, WANSBECK BUSINESS PARK, NETWORK BUSINESS CENTRE, ROTARY         | ASHINGTON | NE63 8QZ | WORKSHOP AND PREMISES                | IF3  | 245     | 10662 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £43.52 | £4.04 |
| UNIT 3, WANSBECK BUSINESS PARK, NETWORK BUSINESS CENTRE, ROTARY         | ASHINGTON | NE63 8QZ | WORKSHOP AND PREMISES                | IF3  | 245.6   | 10992 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £44.76 | £4.16 |
| UNIT 4, WANSBECK BUSINESS PARK, NETWORK BUSINESS CENTRE, ROTARY         | ASHINGTON | NE63 8QZ | WORKSHOP AND PREMISES                | IF3  | 164.3   | 7859  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £47.83 | £4.44 |
| UNIT 5, WANSBECK BUSINESS PARK, NETWORK BUSINESS CENTRE, ROTARY         | ASHINGTON | NE63 8QZ | WORKSHOP AND PREMISES                | IF3  | 162.7   | 7549  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £46.40 | £4.31 |
| UNIT 6, WANSBECK BUSINESS PARK, NETWORK BUSINESS CENTRE, ROTARY         | ASHINGTON | NE63 8QZ | WORKSHOP AND PREMISES                | IF3  | 162.2   | 7526  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £46.40 | £4.31 |
| UNIT 7, WANSBECK BUSINESS PARK, NETWORK BUSINESS CENTRE, ROTARY         | ASHINGTON | NE63 8QZ | WORKSHOP AND PREMISES                | IF3  | 162.4   | 7771  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £47.85 | £4.45 |

## APPENDIX 2

### INDUSTRIAL STOCK

|   |           |          |                                      |     |         |        |   |   |   |   |   |   |   |   |  |  |        |       |
|---|-----------|----------|--------------------------------------|-----|---------|--------|---|---|---|---|---|---|---|---|--|--|--------|-------|
| UNIT 8, WANSBECK BUSINESS PARK, NETWORK BUSINESS CENTRE, ROTARY   | ASHINGTON | NE63 8QZ | WORKSHOP AND PREMISES                | IF3 | 246.6   | 10732  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £43.52 | £4.04 |
| UNIT 1, WANSBECK BUSINESS PARK, ROTARY PARKWAY, ASHINGTON, NORTHD   | ASHINGTON | NE63 8QZ | WORKSHOP AND PREMISES                | IF3 | 1210.87 | 41069  | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |  |  | £33.92 | £3.15 |
| UNIT 3, WANSBECK BUSINESS PARK, ROTARY PARKWAY, ASHINGTON, NORTHD   | ASHINGTON | NE63 8QZ | WORKSHOP AND PREMISES                | IF3 | 597.02  | 21314  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £35.70 | £3.32 |
|   |           |          |                                      |     |         |        |   |   |   |   |   |   |   |   |  |  |        |       |
| 16, HALDANE STREET, ASHINGTON, NORTHD   | ASHINGTON | NE63 8SF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 79.2    | 1478   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £18.66 | £1.73 |
| 2, HALDANE STREET, ASHINGTON, NORTHD  | ASHINGTON | NE63 8SF | WORKSHOPS AND PREMISES               | IF3 | 536.4   | 9353   | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £17.44 | £1.62 |
|   |           |          |                                      |     |         |        |   |   |   |   |   |   |   |   |  |  |        |       |
| NORTH SEATON ROAD, ASHINGTON, NORTHD  | ASHINGTON | NE63 8ST | WAREHOUSE & PREMISES                 | CW  | 3672.4  | 89096  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |  |  | £24.26 | £2.25 |
| UNIT 7, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UA | WORKSHOP AND PREMISES                | IF3 | 190.67  | 7464   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £39.15 | £3.64 |
| UNIT 6, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UA | WORKSHOP AND PREMISES                | IF3 | 190.67  | 7464   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £39.15 | £3.64 |
| UNIT 7, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, BODYCRAFT, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD | ASHINGTON | NE63 8UB | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 634.65  | 18795  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £29.61 | £2.75 |
|   | ASHINGTON | NE63 8UB | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 505     | 18316  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £36.27 | £3.37 |
| DENESIDE BUILDINGS, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UB | WAREHOUSE AND PREMISES               | CW  | 552.5   | 15329  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £27.74 | £2.58 |
| WRIGGLESWORTH INTERIORS UNIT 12, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | WAREHOUSE AND PREMISES               | CW  | 59.2    | 2380   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £40.20 | £3.73 |
| UNIT 12 J, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | WAREHOUSE AND PREMISES               | CW  | 1024.3  | 23642  | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |  |  | £23.08 | £2.14 |
| PHOENIX BEATTIE LTD, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | FACTORY AND PREMISES                 | IF  | 3865    | 88023  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |  |  | £22.77 | £2.12 |
| UNIT 5, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 25.4    | 881    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £34.69 | £3.22 |
| UNIT 6, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 45.1    | 1469   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £32.57 | £3.03 |
| UNIT 8, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 45.1    | 1469   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £32.57 | £3.03 |
| UNIT 9, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 25.4    | 881    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £34.69 | £3.22 |
| UNIT 10, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 25.4    | 881    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £34.69 | £3.22 |
| UNIT 11, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 25.4    | 881    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £34.69 | £3.22 |
| UNIT 3, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 313.83  | 6479   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £20.64 | £1.92 |
| UNIT 1, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 76.7    | 2207   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £28.77 | £2.67 |
| UNIT 12, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 83.7    | 2227   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £26.61 | £2.47 |
| UNIT 2, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 25.4    | 881    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £34.69 | £3.22 |
| UNIT 4, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 25.4    | 881    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £34.69 | £3.22 |
| UNIT 5A, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 239.4   | 7499   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £31.32 | £2.91 |
| UNIT 5B, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 156.3   | 5462   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £34.95 | £3.25 |
| UNIT 5C, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 153.5   | 5463   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £35.59 | £3.31 |
| UNITS 17 & 18 IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 145.32  | 6370   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £43.83 | £4.07 |
| UNITS 21-24, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 940.1   | 22588  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £24.03 | £2.23 |
| UNIT 16, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 72.7    | 3110   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £42.78 | £3.97 |
| UNIT 19, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 72.7    | 3110   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £42.78 | £3.97 |
| UNIT 20, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 72.7    | 3110   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £42.78 | £3.97 |
| UNIT 14, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 72.7    | 3190   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £43.88 | £4.08 |
| UNIT 15, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UB | WORKSHOP AND PREMISES                | IF3 | 72.7    | 3190   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £43.88 | £4.08 |
| UNIT J13, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UE | WORKSHOP AND PREMISES                | IF3 | 4270.8  | 71996  | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |  |  | £16.86 | £1.57 |
| UNIT 4B SOLINGEN HOUSE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UF | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 220.3   | 7887   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £35.80 | £3.33 |
| UNIT 2A SOLINGEN HOUSE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UF | STORE AND PREMISES                   | CW3 | 87.3    | 3475   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £39.81 | £3.70 |
| UNIT 1 SOLINGEN HOUSE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UF | FACTORY AND PREMISES                 | IF  | 3520.7  | 86125  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |  |  | £24.46 | £2.27 |
| UNITS 4-4A SOLINGEN HOUSE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UF | FACTORY AND PREMISES                 | IF  | 1312.7  | 34094  | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |  |  | £25.97 | £2.41 |
| UNIT 7 SOLINGEN HOUSE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UF | WORKSHOP AND PREMISES                | IF3 | 513.2   | 16172  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £31.51 | £2.93 |
| UNIT 2 SOLINGEN HOUSE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UF | WORKSHOP AND PREMISES                | IF3 | 817.7   | 23004  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |  |  | £28.13 | £2.61 |
| UNIT 2B SOLINGEN HOUSE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UF | WORKSHOP AND PREMISES                | IF3 | 1207.7  | 33519  | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |  |  | £27.75 | £2.58 |
| ABELCO, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UG | FACTORY AND PREMISES                 | IF  | 6940.2  | 107625 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |  |  | £15.51 | £1.44 |
| AREFCO SEALS UK, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD   | ASHINGTON | NE63 8UJ | FACTORY AND PREMISES                 | IF  | 2327.6  | 49117  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |  |  | £21.10 | £1.96 |
| JUBILEE INDUSTRIAL ESTATE, ASHINGTON, NORTHD  | ASHINGTON | NE63 8UQ | FACTORY AND PREMISES                 | IF  | 9364.7  | 138243 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |  |  | £14.76 | £1.37 |
|   |           |          |                                      |     |         |        |   |   |   |   |   |   |   |   |  |  |        |       |
| CENTRAL GARAGE R/O 28, WOODHORN ROAD, ASHINGTON, NORTHD   | ASHINGTON | NE63 9AE | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 59.78   | 1952   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £32.65 | £3.03 |
| STORE R/O 36, WOODHORN ROAD, ASHINGTON, NORTHD  | ASHINGTON | NE63 9AE | STORE AND PREMISES                   | CW3 | 10.4    | 583    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £56.06 | £5.21 |
| R/O 24, WOODHORN ROAD, ASHINGTON, NORTHD  | ASHINGTON | NE63 9AE | STORE                                | CW3 | 24.6    | 857    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £34.84 | £3.24 |
| CAR COLOUR, VIEWLANDS, HIRST YARD, ASHINGTON, NORTHD  | ASHINGTON | NE63 9AF | STORE AND PREMISES                   | CW3 | 117.7   | 3558   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £30.23 | £2.81 |
| F NESBITT, WOODHORN ROAD BACK, ASHINGTON, NORTHD  | ASHINGTON | NE63 9AG | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1 | 62.5    | 1502   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £24.03 | £2.23 |
| WOODHORN ROAD BACK, ASHINGTON, NORTHD   | ASHINGTON | NE63 9AG | GARAGE                               | CG2 | 88.6    | 2822   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £31.85 | £2.96 |
| UNIT 6A, BACK LINTONVILLE TERRACE, ASHINGTON, NORTHD  | ASHINGTON | NE63 9AG | GARAGE AND PREMISES                  | CG2 | 61.6    | 1816   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £29.48 | £2.74 |
| SHADOW TAXIS, BACK LINTONVILLE TERRACE, ASHINGTON, NORTHD   | ASHINGTON | NE63 9AG | GARAGE AND PREMISES                  | CG2 | 155.8   | 3678   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  |  | £23.61 | £2.19 |
| WOODHORN ROAD BACK, ASHINGTON, NORTHD   | ASHINGTON | NE63 9AG | WAREHOUSE AND PREMISES               | CW  | 131.1   | 2865   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £21.85 | £2.03 |
| REAR OF HIRST INDUSTRIAL, WOODHORN ROAD BACK, ASHINGTON, NORTHD   | ASHINGTON | NE63 9AG | STORE AND PREMISES                   | CW3 | 32.3    | 1631   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £50.50 | £4.69 |
| PREMIER BODY REPAIRS & PAINT WORK, WOODHORN ROAD BACK, ASHINGTON, NORTHD  | ASHINGTON | NE63 9AG | STORE AND PREMISES                   | CW3 | 95.7    | 2407   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  |  | £25.15 | £2.34 |
| MR DENT, WOODHORN ROAD BACK, ASHINGTON, NORTHD  | ASHINGTON | NE63 9AG | STORE AND PREMISES                   | CW3 | 104.9   | 3105   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |  |  | £29.60 | £2.75 |

**APPENDIX 2  
INDUSTRIAL STOCK**

|   |           |          |                                       |     |           |         |    |    |    |    |    |    |    |   |     |        |       |
|---|-----------|----------|---------------------------------------|-----|-----------|---------|----|----|----|----|----|----|----|---|-----|--------|-------|
| UNITS 8-10, BACK LINTONVILLE TERRACE, ASHINGTON, NORTHD                 | ASHINGTON | NE63 9AG | WORKSHOP AND PREMISES                 | IF3 | 191.4     | 5412    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £28.28 | £2.63 |
| ADJ BRW AUTO PARTS, WOODHORN ROAD BACK, ASHINGTON, NORTHD               | ASHINGTON | NE63 9AG | WORKSHOP AND PREMISES                 | IF3 | 110       | 2432    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £22.11 | £2.05 |
| SWIFTPRINT UNIT 11, BACK LINTONVILLE TERRACE, ASHINGTON, NORTHD         | ASHINGTON | NE63 9AG | WORKSHOP AND PREMISES                 | IF3 | 357.9     | 6623    | 0  | 0  | 0  | 1  | 0  | 0  | 0  | 0 | 0   | £18.51 | £1.72 |
| UNIT 7/2, WOODHORN ROAD BACK, ASHINGTON, NORTHD                         | ASHINGTON | NE63 9AG | WORKSHOP AND PREMISES                 | IF3 | 61        | 1755    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £28.77 | £2.67 |
| UNIT 7/1, WOODHORN ROAD BACK, ASHINGTON, NORTHD                         | ASHINGTON | NE63 9AG | WORKSHOP AND PREMISES                 | IF3 | 61.6      | 1772    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £28.77 | £2.67 |
| UNIT 2, BACK LINTONVILLE TERRACE, ASHINGTON, NORTHD                     | ASHINGTON | NE63 9AG | WORKSHOP AND PREMISES                 | IF3 | 112       | 3515    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £31.38 | £2.92 |
| R/O 74, WOODHORN ROAD, ASHINGTON, NORTHD                                | ASHINGTON | NE63 9AN | WAREHOUSE AND PREMISES                | CW  | 170.8     | 5965    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £34.92 | £3.24 |
| GROUND FLOOR AT 244, HAWTHORN ROAD, ASHINGTON, NORTHD                   | ASHINGTON | NE63 9AX | WAREHOUSE AND PREMISES                | CW  | 261.1     | 9089    | 0  | 0  | 0  | 1  | 0  | 0  | 0  | 0 | 0   | £34.81 | £3.23 |
| WOODHORN ROAD, ASHINGTON, NORTHD  | ASHINGTON | NE63 9EN | VEHICLE REPAIR WORKSHOP AND PREMISES  | CG1 | 196.3     | 7499    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £38.20 | £3.55 |
| EAST END GARAGE, CHEVIOT VIEW, ASHINGTON, NORTHD                        | ASHINGTON | NE63 9ER | GARAGE AND PREMISES                   | CG2 | 85.3      | 2330    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £27.32 | £2.54 |
| STORES ADJOINING UNIT 8 NORTHUMBRIA CENTRE FOR ENTERPRISE, LINTONVILLE  | ASHINGTON | NE63 9JZ | STORE AND PREMISES                    | CW3 | 20.7      | 1292    | 1  | 0  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £62.42 | £5.80 |
| STORES ADJ UNIT 12, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY,    | ASHINGTON | NE63 9JZ | STORE AND PREMISES                    | CW3 | 20.7      | 1292    | 1  | 0  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £62.42 | £5.80 |
| UNIT 11, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,    | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 46.7      | 2696    | 1  | 0  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £57.73 | £5.36 |
| UNITS 1-2, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,  | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 194.2     | 8786    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £45.24 | £4.20 |
| UNIT 3, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,     | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 71.08     | 3715    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £52.27 | £4.86 |
| UNIT 4, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,     | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 71.08     | 3715    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £52.27 | £4.86 |
| UNIT 5, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,     | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 71.1      | 3716    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £52.26 | £4.86 |
| UNIT 6, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,     | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 71.1      | 3716    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £52.26 | £4.86 |
| UNIT 7, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,     | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 71.1      | 3716    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £52.26 | £4.86 |
| UNIT 8, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,     | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 46.7      | 2696    | 1  | 0  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £57.73 | £5.36 |
| UNIT 12, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,    | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 46.7      | 2696    | 1  | 0  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £57.73 | £5.36 |
| UNIT 15, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,    | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 71.1      | 3716    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £52.26 | £4.86 |
| UNIT 16, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,    | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 71.1      | 3716    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £52.26 | £4.86 |
| UNIT 17, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,    | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 71.1      | 3716    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £52.26 | £4.86 |
| UNITS 9-10, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON, | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 93.4      | 4882    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £52.27 | £4.86 |
| UNIT 13, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,    | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 71.1      | 3716    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £52.26 | £4.86 |
| UNIT 14, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,    | ASHINGTON | NE63 9JZ | WORKSHOP AND PREMISES                 | IF3 | 71.1      | 3716    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £52.26 | £4.86 |
| 2ND FLR 42-44, STATION ROAD, ASHINGTON, NORTHD                          | ASHINGTON | NE63 9UJ | STORE AND PREMISES                    | CW3 | 118.4     | 2125    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £17.95 | £1.67 |
| UNIT 1 STADIUM GARAGE, LINTONVILLE ROAD, ASHINGTON, NORTHD              | ASHINGTON | NE63 9UN | VEHICLE REPAIR WORKSHOP AND PREMISES  | CG1 | 169.1     | 3383    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £20.01 | £1.86 |
| UNIT 2 STADIUM GARAGE, LINTONVILLE ROAD, ASHINGTON, NORTHD              | ASHINGTON | NE63 9UN | VEHICLE REPAIR WORKSHOP AND PREMISES  | CG1 | 172.4     | 4078    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £23.65 | £2.20 |
| UNIT 3 STADIUM GARAGE, LINTONVILLE ROAD, ASHINGTON, NORTHD              | ASHINGTON | NE63 9UN | VEHICLE REPAIR WORKSHOPS AND PREMISES | CG1 | 162.6     | 4159    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £25.58 | £2.38 |
| IAN HORNSBY MOTORCYCLES, LINTONVILLE ROAD, ASHINGTON, NORTHD            | ASHINGTON | NE63 9UN | VEHICLE REPAIR WORKSHOP AND PREMISES  | CG1 | 243.89    | 7529    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £30.87 | £2.87 |
| AIRBOURNE MOTOR ENGINEERS, LINTONVILLE ROAD, ASHINGTON, NORTHD          | ASHINGTON | NE63 9UN | VEHICLE REPAIR WORKSHOP AND PREMISES  | CG1 | 166.98    | 6514    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £39.01 | £3.62 |
| DIRECT AUTO CARE LTD, LINTONVILLE ROAD, ASHINGTON, NORTHD               | ASHINGTON | NE63 9UN | TYRE SERVICE DEPOT & PREMISES         | CG1 | 239.5     | 9112    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £38.05 | £3.53 |
| LINTONVILLE ROAD, ASHINGTON, NORTHD                                     | ASHINGTON | NE63 9UN | VEHICLE REPAIR WORKSHOP AND PREMISES  | CG1 | 383.7     | 12016   | 0  | 0  | 0  | 1  | 0  | 0  | 0  | 0 | 0   | £31.32 | £2.91 |
| GARAGE & STORE, LINTONVILLE ROAD, ASHINGTON, NORTHD                     | ASHINGTON | NE63 9UN | GARAGE                                | CG2 | 104.1     | 3025    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £29.06 | £2.70 |
| STEVE PLATT AT MILBURN TILES, LINTONVILLE ROAD, ASHINGTON, NORTHD       | ASHINGTON | NE63 9UN | WAREHOUSE AND PREMISES                | CW  | 116.98    | 4369    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £37.35 | £3.47 |
| FORMER MILBURN TILES, LINTONVILLE ROAD, ASHINGTON, NORTHD               | ASHINGTON | NE63 9UN | WAREHOUSE AND PREMISES                | CW  | 143.52    | 5360    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £37.35 | £3.47 |
| THE ASHINGTON CARPET COMPANY, LINTONVILLE ROAD, ASHINGTON, NORTHD       | ASHINGTON | NE63 9UN | WAREHOUSE AND PREMISES                | CW  | 389       | 8546    | 0  | 0  | 0  | 1  | 0  | 0  | 0  | 0 | 0   | £21.97 | £2.04 |
| J H GRAHAM, LINTONVILLE ROAD, ASHINGTON, NORTHD                         | ASHINGTON | NE63 9UN | STORAGE DEPOT AND PREMISES            | CW2 | 90.6      | 2538    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £28.01 | £2.60 |
| MORRISONS GLAZING SERVICES, LINTONVILLE ROAD, ASHINGTON, NORTHD         | ASHINGTON | NE63 9UN | WORKSHOP AND PREMISES                 | IF3 | 619.4     | 20702   | 0  | 0  | 0  | 0  | 1  | 0  | 0  | 0 | 0   | £33.42 | £3.10 |
| THE LAPTOP/TABLET REPAIR CENTRE, LINTONVILLE ROAD, ASHINGTON, NORTHD    | ASHINGTON | NE63 9UN | WORKSHOP AND PREMISES                 | IF3 | 59.58     | 2822    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £47.36 | £4.40 |
| UNIT 15, LINTONVILLE TERRACE, ASHINGTON, NORTHD                         | ASHINGTON | NE63 9UN | WORKSHOP AND PREMISES                 | IF3 | 166.7     | 4028    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £24.16 | £2.24 |
| 7A & 7B, BACK LINTONVILLE TERRACE, ASHINGTON, NORTHD                    | ASHINGTON | NE63 9UN | WORKSHOP AND PREMISES                 | IF3 | 120.9     | 3217    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £26.61 | £2.47 |
| PT BST 41A, STATION ROAD, ASHINGTON, NORTHD                             | ASHINGTON | NE63 9UZ | STORE AND PREMISES                    | CW3 | 64.2      | 1601    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £24.94 | £2.32 |
| ASHINGTON LIONS CLUB, NORTH VIEW, ASHINGTON, NORTHD                     | ASHINGTON | NE63 9XQ | STORES                                | CW3 | 129.9     | 3576    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £27.53 | £2.56 |
| P A GASCOIGNE LTD BUILDING CONTRACTORS, WOODHORN, ASHINGTON, NORTHD     | ASHINGTON | NE63 9YA | STORAGE DEPOT AND PREMISES            | CW2 | 370.4     | 9706    | 0  | 0  | 0  | 1  | 0  | 0  | 0  | 0 | 0   | £26.20 | £2.43 |
| NEWBIGGIN   |           |          |                                       |     | 120815.82 | 3374866 | 32 | 58 | 77 | 36 | 29 | 11 | 13 | 2 | 258 |        |       |
| MAUDS POOL, NEWBIGGIN-BY-THE-SEA, NORTHD                                | NEWBIGGIN | NE64 6AS | STORE                                 | CW3 | 36.5      | 1356    | 1  | 0  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £37.15 | £3.45 |
| 6A, SANDRIDGE, NEWBIGGIN-BY-THE-SEA, NORTHD                             | NEWBIGGIN | NE64 6DX | STORES AND PREMISES                   | CW3 | 35.1      | 722     | 1  | 0  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £20.57 | £1.91 |
| 16B, WOODHORN ROAD, NEWBIGGIN-BY-THE-SEA, NORTHD                        | NEWBIGGIN | NE64 6HZ | VEHICLE REPAIR WORKSHOP AND PREMISES  | CG1 | 435.1     | 7935    | 0  | 0  | 0  | 1  | 0  | 0  | 0  | 0 | 0   | £18.24 | £1.69 |
| STORES REAR OF 66, FRONT STREET, NEWBIGGIN-BY-THE-SEA, NORTHD           | NEWBIGGIN | NE64 6QD | STORE AND PREMISES                    | CW3 | 72.6      | 1542    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £21.24 | £1.97 |
| NEW DOLPHIN GARAGE REAR OF, FRONT STREET, NEWBIGGIN-BY-THE-SEA,         | NEWBIGGIN | NE64 6QD | VEHICLE REPAIR WORKSHOP AND PREMISES  | CG1 | 490.1     | 8140    | 0  | 0  | 0  | 1  | 0  | 0  | 0  | 0 | 0   | £16.61 | £1.54 |
| STORE YARD GARAGE R/O, FRONT STREET, NEWBIGGIN-BY-THE-SEA, NORTHD       | NEWBIGGIN | NE64 6QD | VEHICLE REPAIR WORKSHOP AND PREMISES  | CG1 | 178.6     | 2881    | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 0 | 0   | £16.13 | £1.50 |
| R/O 80, FRONT STREET, NEWBIGGIN-BY-THE-SEA, NORTHD                      | NEWBIGGIN | NE64 6QD | GARAGE AND PREMISES                   | CG2 | 25.1      | 646     | 1  | 0  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £25.74 | £2.39 |
| 7A, HEPPLER ROAD, NEWBIGGIN-BY-THE-SEA, NORTHD                          | NEWBIGGIN | NE64 6ST | GARAGE AND PREMISES                   | CG2 | 85.4      | 2488    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £29.13 | £2.71 |
| REAR OF, WINDSOR TERRACE, NEWBIGGIN-BY-THE-SEA, NORTHD                  | NEWBIGGIN | NE64 6UH | STORE AND PREMISES                    | CW3 | 83.6      | 1845    | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £22.07 | £2.05 |
| REAR OF 33, GIBSON STREET, NEWBIGGIN-BY-THE-SEA, NORTHD                 | NEWBIGGIN | NE64 6UY | STORE AND PREMISES                    | CW3 | 14.1      | 348     | 1  | 0  | 0  | 0  | 0  | 0  | 0  | 0 | 0   | £24.68 | £2.29 |

APPENDIX 2  
INDUSTRIAL STOCK

|  |           |          |                                      |      |       |        |       |   |   |   |   |   |   |   |   |        |       |
|--|-----------|----------|--------------------------------------|------|-------|--------|-------|---|---|---|---|---|---|---|---|--------|-------|
| NASCO, LINKS QUARRY, NEWBIGGIN-BY-THE-SEA, NORTH               | NEWBIGGIN | NE64 6XQ | WORKSHOP, OFFICE AND PREMISES        | IF3O | 215.9 | 5773   | 0     | 0 | 1 | 0 | 0 | 0 | 0 | 0 |   | £26.74 | £2.48 |
| 97A, NORTH SEATON ROAD, NEWBIGGIN-BY-THE-SEA, NORTH            | NEWBIGGIN | NE64 6XR | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 106.1 | 6270   | 0     | 0 | 1 | 0 | 0 | 0 | 0 | 0 |   | £59.10 | £5.49 |
| WEST END GARAGE, ROTHESAY TERRACE, NEWBIGGIN-BY-THE-SEA, NORTH | NEWBIGGIN | NE64 6XW | VEHICLE REPAIR WORKSHOP AND PREMISES | CG1  | 247.5 | 4961   | 0     | 0 | 1 | 0 | 0 | 0 | 0 | 0 |   | £20.04 | £1.86 |
|  |           |          |                                      |      |       |        |       |   |   |   |   |   |   |   |   |        |       |
|  |           |          |                                      |      |       | 2025.7 | 44907 | 4 | 3 | 4 | 2 | 0 | 0 | 0 | 0 | 13     |       |

APPENDIX 3  
OFFICE STOCK

| ADDRESS   | TOWN     | POSTCODE | DESCRIPTION                                   | PSD CODE | TOTAL AREA (sq m) | TOTAL VALUE | < 50 | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |    | Rent / sq n | Rent psf |
|---|----------|----------|---|----------|-------------------|-------------|------|----------|-----------|-----------|------------|-------------|-------------|--------|----|-------------|----------|
| AMBLE   |          |          |   |          |                   |             |      |          |           |           |            |             |             |        |    |             |          |
| TOWN COUNCIL OFFICE, QUAYSIDE, AMBLE, MORPETH, NORTHD                   | AMBLE    | NE65 0AP | OFFICES AND PREMISES                          | CO       | 54.79             | 3835        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £69.99      | £6.50    |
| 71-73, QUEEN STREET, AMBLE, MORPETH, NORTHD                             | AMBLE    | NE65 0DA | OFFICES AND PREMISES                          | CO       | 123.6             | 8091        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £65.46      | £6.08    |
| RSPB PREMISES, PATH FROM QUAY TO LIGHTHOUSE, COQUET ISLAND, AMBLE,      | AMBLE    | NE65 0DJ | OFFICES AND PREMISES                          | CO       | 14                | 980         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.00      | £6.50    |
| H M COASTGUARD, COQUET STREET, AMBLE, MORPETH, NORTHD                   | AMBLE    | NE65 0DJ | OFFICES AND PREMISES                          | CO       | 166               | 7956        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £47.93      | £4.45    |
| TOURIST INFORMATION CENTRE, QUEEN STREET, AMBLE, MORPETH, NORTHD        | AMBLE    | NE65 0DQ | OFFICES AND PREMISES                          | CO       | 50.9              | 10074       | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £197.92     | £18.39   |
| 4, BRIDGE STREET, AMBLE, MORPETH, NORTHD                                | AMBLE    | NE65 0DR | OFFICES AND PREMISES                          | CO       | 71.7              | 4695        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £65.48      | £6.08    |
| JULIE SMITH MOSAICS 1ST FLR, FOURWAYS CENTRE, BRIDGE STREET, AMBLE,     | AMBLE    | NE65 0DR | OFFICES AND PREMISES                          | CO       | 27.68             | 1938        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.01      | £6.50    |
| AMBLE DEVELOPMENT TRUST 1ST FLR, FOURWAYS CENTRE, BRIDGE STREET,        | AMBLE    | NE65 0DR | OFFICES AND PREMISES                          | CO       | 84.49             | 5621        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £66.53      | £6.18    |
| VOICES 1ST FLR, FOURWAYS CENTRE, BRIDGE STREET, AMBLE, MORPETH, NORTHD  | AMBLE    | NE65 0DR | OFFICES AND PREMISES                          | CO       | 61.55             | 4279        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £69.52      | £6.46    |
| CAB 1ST FLR FOURWAYS CENTRE, BRIDGE STREET, AMBLE, MORPETH, NORTHD      | AMBLE    | NE65 0DR | OFFICES AND PREMISES                          | CO       | 70.8              | 4956        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.00      | £6.50    |
| NORTHUMBERLAND HOME CARE FOURWAYS CENTRE, BRIDGE STREET, AMBLE,         | AMBLE    | NE65 0DR | OFFICE AND PREMISES                           | CO       | 33.7              | 2107        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £62.52      | £5.81    |
| ALNWICK DISTRICT COUNCIL FOURWAYS CENTRE, BRIDGE STREET, AMBLE,         | AMBLE    | NE65 0DR | OFFICES AND PREMISES                          | CO       | 35.5              | 2251        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £63.41      | £5.89    |
| ROOM 3 AT 6, DILSTON TERRACE, AMBLE, MORPETH, NORTHD                    | AMBLE    | NE65 0DT | OFFICE  | CO       | 23.1              | 1617        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.00      | £6.50    |
| ROOM 4 AT 6, DILSTON TERRACE, AMBLE, MORPETH, NORTHD                    | AMBLE    | NE65 0DT | OFFICE  | CO       | 21.4              | 1498        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.00      | £6.50    |
| 6, DILSTON TERRACE, AMBLE, MORPETH, NORTHD                              | AMBLE    | NE65 0DT | OFFICES AND PREMISES                          | CO       | 413.7             | 26382       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £63.77      | £5.92    |
| ROOM 5 AT 6, DILSTON TERRACE, AMBLE, MORPETH, NORTHD                    | AMBLE    | NE65 0DT | OFFICE  | CO       | 15.9              | 1113        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.00      | £6.50    |
| D SMAILES AT 6, DILSTON TERRACE, AMBLE, MORPETH, NORTHD                 | AMBLE    | NE65 0DT | OFFICE  | CO       | 12.1              | 847         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.00      | £6.50    |
| 17, WELLWOOD STREET, AMBLE, MORPETH, NORTHD                             | AMBLE    | NE65 0EN | OFFICES AND PREMISES                          | CO       | 106.4             | 7028        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £66.05      | £6.14    |
| EAST COASTLINE TAXIS LTD AMBLE BOYS CLUB, PERCY STREET, AMBLE, MORPETH, | AMBLE    | NE65 0PL | OFFICE AND PREMISES                           | CO       | 29.3              | 1948        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £66.48      | £6.18    |
| COCO'S FURNITURE DEN AMBLE BOYS CLUB, PERCY STREET, AMBLE, MORPETH,     | AMBLE    | NE65 0PL | OFFICES AND PREMISES                          | CO       | 41.3              | 2541        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £61.53      | £5.72    |
|   |          |          |   |          | 1457.91           | 99757       | 10   | 6        | 3         | 1         | 0          | 0           | 0           | 0      | 20 |             |          |
| ROTHBURY  |          |          |   |          |                   |             |      |          |           |           |            |             |             |        |    |             |          |
| SPRINGFIELD, NETHERTON, MORPETH, NORTHD                                 |          | NE65 7HB | OFFICES AND PREMISES                          | CO       | 4.9               | 221         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £45.10      | £4.19    |
| THE GRANARY EAST NEWTOWN FARM, NEWTOWN, MORPETH, NORTHD                 |          | NE65 7NN | OFFICES AND PREMISES                          | CO       | 198.9             | 6810        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £34.24      | £3.18    |
| RECOGNITION EXPRESS, GREGORY COURT, ROTHBURY, MORPETH, NORTHD           | ROTHBURY | NE65 7PJ | OFFICES AND PREMISES                          | CO       | 89.9              | 6293        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.00      | £6.50    |
| OFFICE AT PELE TOWER, WHITTON, MORPETH, NORTHD                          |          | NE65 7RL | OFFICE AND PREMISES                           | CO       | 50.7              | 2010        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £39.64      | £3.68    |
| GND FLR SENERIG, BRIDGE STREET, ROTHBURY, MORPETH, NORTHD               | ROTHBURY | NE65 7SE | OFFICES AND PREMISES                          | CO       | 23.8              | 1666        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.00      | £6.50    |
| R A W CLARK BARCLAYS BANK CHAMBERS, FRONT STREET, ROTHBURY, MORPETH,    | ROTHBURY | NE65 7ST | OFFICES AND PREMISES                          | CO       | 27.3              | 1911        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.00      | £6.50    |
| LINDEN PLACE, STEPHENSON TERRACE, ROTHBURY, MORPETH, NORTHD             | ROTHBURY | NE65 7UH | OFFICES AND PREMISES                          | CO       | 20                | 1400        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.00      | £6.50    |
| CHURCH HOUSE, CHURCH STREET, ROTHBURY, MORPETH, NORTHD                  | ROTHBURY | NE65 7UP | OFFICES AND PREMISES                          | CO       | 217.7             | 13355       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £61.35      | £5.70    |
| ESTATE OFFICE AT ESLINGTON PARK, WHITTINGHAM, ALNWICK, NORTHD           |          | NE66 4UR | OFFICE AND PREMISES                           | CO       | 62.1              | 2258        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £36.36      | £3.38    |
| THE STEADINGS AT EAST LILBURN FARM, EAST LILBURN, ALNWICK, NORTHD       |          | NE66 4ED | OFFICES AND PREMISES                          | CO       | 69.57             | 2977        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £42.79      | £3.98    |
|   |          |          |   |          | 764.87            | 38901       | 4    | 4        | 2         | 0         | 0          | 0           | 0           | 0      | 10 |             |          |
| ALNWICK   |          |          |   |          |                   |             |      |          |           |           |            |             |             |        |    |             |          |
| RULE & SON ST THOMAS FARM   |          | NE66 1EJ | OFFICE AND PREMISES                           | CO       | 16.4              | 440         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £26.83      | £2.49    |
| GARDEN LODGE, GREENWELL ROAD, ALNWICK, NORTHD                           | ALNWICK  | NE66 1HB | OFFICES AND PREMISES                          | CO       | 87.3              | 6279        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £71.92      | £6.68    |
| ALNWICK DISTRICT COUNCIL, GREENWELL LANE, ALNWICK, NORTHD               | ALNWICK  | NE66 1HB | OFFICES AND PREMISES                          | ML       | 324.3             | 23269       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £71.75      | £6.67    |
| G SKIPPER, GREENWELL ROAD, ALNWICK, NORTHD                              | ALNWICK  | NE66 1HB | OFFICE, STORES AND PREMISES                   | COS      | 178.7             | 6973        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £39.02      | £3.63    |
| RUSSELL HOUSE, GREENWELL ROAD, ALNWICK, NORTHD                          | ALNWICK  | NE66 1HB | OFFICES AND PREMISES                          | CO       | 113.1             | 7846        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £69.37      | £6.44    |
| MARKET PLACE, ALNWICK, NORTHD   | ALNWICK  | NE66 1HP | OFFICES AND PREMISES                          | CO       | 238.6             | 14086       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £59.04      | £5.48    |
| BASEMENT 22, FENKLE STREET, ALNWICK, NORTHD                             | ALNWICK  | NE66 1HR | TATTOO STUDIO                                 | CO       | 30.3              | 1061        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £35.02      | £3.25    |
| 22F, FENKLE STREET, ALNWICK, NORTHD                                     | ALNWICK  | NE66 1HR | OFFICE AND PREMISES                           | CO       | 15.8              | 1051        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £66.52      | £6.18    |
| 22C, FENKLE STREET, ALNWICK, NORTHD                                     | ALNWICK  | NE66 1HR | OFFICE AND PREMISES                           | CO       | 20.68             | 1307        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £63.20      | £5.87    |
| 2ND FLR NORTHUMBERLAND HALL, MARKET PLACE, ALNWICK, NORTHD              | ALNWICK  | NE66 1HS | OFFICES AND PREMISES                          | CO       | 27.5              | 1444        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £52.51      | £4.88    |
| ROOM 17 AT 27, FENKLE STREET, ALNWICK, NORTHD                           | ALNWICK  | NE66 1HW | OFFICES AND PREMISES                          | CO       | 19.08             | 1336        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.02      | £6.50    |
| 2ND FLR 1, FENKLE STREET, ALNWICK, NORTHD                               | ALNWICK  | NE66 1HW | OFFICE AND PREMISES                           | CO       | 24.2              | 1271        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £52.52      | £4.88    |
| ROOM 10 AT 27, FENKLE STREET, ALNWICK, NORTHD                           | ALNWICK  | NE66 1HW | OFFICES AND PREMISES                          | CO       | 13.73             | 961         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £69.99      | £6.50    |
| ROOM 11 AT 27, FENKLE STREET, ALNWICK, NORTHD                           | ALNWICK  | NE66 1HW | OFFICES AND PREMISES                          | CO       | 25.68             | 1798        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.02      | £6.50    |
| ROOMS 13/14 AT 27, FENKLE STREET, ALNWICK, NORTHD                       | ALNWICK  | NE66 1HW | OFFICES AND PREMISES                          | CO       | 30.5              | 2101        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £68.89      | £6.40    |
| ROOM 5 AT 27, FENKLE STREET, ALNWICK, NORTHD                            | ALNWICK  | NE66 1HW | OFFICES AND PREMISES                          | CO       | 8.67              | 607         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.01      | £6.50    |
| ROOMS 6/7 AT 27, FENKLE STREET, ALNWICK, NORTHD                         | ALNWICK  | NE66 1HW | OFFICES AND PREMISES                          | CO       | 35.55             | 2488        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £69.99      | £6.50    |
| ROOM 8 AT 27, FENKLE STREET, ALNWICK, NORTHD                            | ALNWICK  | NE66 1HW | OFFICES AND PREMISES                          | CO       | 21.68             | 1518        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.02      | £6.50    |
| ROOM 16 AT 27, FENKLE STREET, ALNWICK, NORTHD                           | ALNWICK  | NE66 1HW | OFFICES AND PREMISES                          | CO       | 20.21             | 1415        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.01      | £6.50    |
| NORTHUMBERLAND COUNTY COUNCIL AT 27, FENKLE STREET, ALNWICK, NORTHD     | ALNWICK  | NE66 1HW | OFFICES AND PREMISES                          | CO       | 305.4             | 11113       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £36.39      | £3.38    |
| ROOM 4 AT 27, FENKLE STREET, ALNWICK, NORTHD                            | ALNWICK  | NE66 1HW | OFFICE AND PREMISES                           | CO       | 7.5               | 525         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.00      | £6.50    |
| ROOM 12 AT 27, FENKLE STREET, ALNWICK, NORTHD                           | ALNWICK  | NE66 1HW | OFFICE AND PREMISES                           | CO       | 21.8              | 1526        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.00      | £6.50    |
| 49, BONDGATE WITHIN, ALNWICK, NORTHD                                    | ALNWICK  | NE66 1HZ | OFFICES AND PREMISES                          | CO       | 38.3              | 2681        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.00      | £6.50    |
| 1ST FLR 50-52, BONDGATE WITHIN, ALNWICK, NORTHD                         | ALNWICK  | NE66 1JD | OFFICES AND PREMISES                          | CO       | 83.4              | 5838        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.00      | £6.50    |
| 2ND FLR 50-52, BONDGATE WITHIN, ALNWICK, NORTHD                         | ALNWICK  | NE66 1JD | OFFICES AND PREMISES                          | CO       | 76.6              | 4022        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £52.51      | £4.88    |
| 1ST FLR 54, BONDGATE WITHIN, ALNWICK, NORTHD                            | ALNWICK  | NE66 1JD | OFFICES AND PREMISES                          | CO       | 71.3              | 4732        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £66.37      | £6.17    |
| 2ND FLR 54, BONDGATE WITHIN, ALNWICK, NORTHD                            | ALNWICK  | NE66 1JD | OFFICES AND PREMISES                          | CO       | 60.5              | 2805        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £46.36      | £4.31    |
| R/O 22, NARROWGATE, ALNWICK, NORTHD                                     | ALNWICK  | NE66 1JG | OFFICES AND PREMISES                          | CO       | 46.6              | 2803        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £60.15      | £5.59    |
| 33, NARROWGATE, ALNWICK, NORTHD   | ALNWICK  | NE66 1JN | OFFICES AND PREMISES                          | CO       | 370.1             | 20214       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £54.62      | £5.07    |
| 36, NARROWGATE, ALNWICK, NORTHD   | ALNWICK  | NE66 1JQ | OFFICES AND PREMISES                          | CO       | 41.7              | 2821        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £67.65      | £6.28    |
| 1ST & 2ND FS 36, NARROWGATE, ALNWICK, NORTHD                            | ALNWICK  | NE66 1JQ | OFFICES AND PREMISES (UNDERGOING ALTERATIONS) | CO       | 55                | 0           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £0.00       | £0.00    |

A = ALNWICK



APPENDIX 3  
OFFICE STOCK

|  |         |          |                      |    |        |        |    |    |    |   |   |   |   |   |    |        |       |
|--|---------|----------|----------------------|----|--------|--------|----|----|----|---|---|---|---|---|----|--------|-------|
| 1ST FLR 4, CLAYPORT STREET, ALNWICK, NORTHD                            | ALNWICK | NE66 1JU | OFFICES              | CO | 29.2   | 1768   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 62 | £60.55 | £5.62 |
| ROXBURGH HOUSE, GREEN BATT, ALNWICK, NORTHD                            | ALNWICK | NE66 1JX | OFFICES AND PREMISES | CO | 645.7  | 42448  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £65.74 | £6.11 |
| OLD POST OFFICE, CLAYPORT STREET, ALNWICK, NORTHD                      | ALNWICK | NE66 1LA | OFFICES AND PREMISES | ML | 340    | 22174  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £65.22 | £6.06 |
| COUNTY LIFE SALES OFFICE MALTHOUSE, DISPENSARY STREET, ALNWICK, NORTHD | ALNWICK | NE66 1LS | OFFICES AND PREMISES | CO | 44.8   | 2945   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £65.74 | £6.11 |
| NEWCASTLE NORTH TYNESIDE & NORTHUMBERLAND MENTAL HEALTH NHS TRUST      | ALNWICK | NE66 1LX | OFFICES AND PREMISES | CO | 307.6  | 18933  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £61.55 | £5.72 |
| NCC SOCIAL SERVICES 10, BAILIFFGATE, ALNWICK, NORTHD                   | ALNWICK | NE66 1LX | OFFICES AND PREMISES | CO | 210.8  | 10206  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £48.42 | £4.50 |
| 1, PETH STABLES, ALNWICK, NORTHD                                       | ALNWICK | NE66 1NB | OFFICES AND PREMISES | CO | 34.7   | 2529   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £72.88 | £6.77 |
| 2, PETH STABLES, ALNWICK, NORTHD                                       | ALNWICK | NE66 1NB | OFFICES AND PREMISES | CO | 119.3  | 5672   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £47.54 | £4.42 |
| GND FLR THE GARDENERS HOUSE, BONDGATE WITHOUT, ALNWICK, NORTHD         | ALNWICK | NE66 1PN | OFFICES AND PREMISES | CO | 69.3   | 4476   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £64.59 | £6.00 |
| 32, BONDGATE WITHOUT, ALNWICK, NORTHD                                  | ALNWICK | NE66 1PN | OFFICES AND PREMISES | CO | 178.6  | 12103  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £67.77 | £6.30 |
| 16, BONDGATE WITHOUT, ALNWICK, NORTHD                                  | ALNWICK | NE66 1PP | OFFICES AND PREMISES | CO | 176.8  | 10149  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £57.40 | £5.33 |
| 21A, BONDGATE WITHOUT, ALNWICK, NORTHD                                 | ALNWICK | NE66 1PR | OFFICES AND PREMISES | CO | 35.7   | 2275   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £63.73 | £5.92 |
| 21B, BONDGATE WITHOUT, ALNWICK, NORTHD                                 | ALNWICK | NE66 1PR | OFFICES AND PREMISES | CO | 43.9   | 2807   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £63.94 | £5.94 |
| 43, BONDGATE WITHOUT, ALNWICK, NORTHD                                  | ALNWICK | NE66 1PR | OFFICES AND PREMISES | ML | 179    | 12936  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £72.27 | £6.71 |
| 27, BONDGATE WITHOUT, ALNWICK, NORTHD                                  | ALNWICK | NE66 1PR | OFFICES AND PREMISES | ML | 67.8   | 4576   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £67.49 | £6.27 |
| BONDGATE HALL, BONDGATE WITHOUT, ALNWICK, NORTHD                       | ALNWICK | NE66 1PX | OFFICES AND PREMISES | CO | 881.2  | 47860  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £54.31 | £5.05 |
| THE GRANGE, PRUDHOE STREET, ALNWICK, NORTHD                            | ALNWICK | NE66 1PZ | OFFICES AND PREMISES | CO | 75.2   | 5614   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £74.65 | £6.94 |
| THE HILLSHORE UNIT, WAGONWAY ROAD, ALNWICK, NORTHD                     | ALNWICK | NE66 1QL | OFFICES AND PREMISES | CO | 249.6  | 15005  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £60.12 | £5.58 |
| VALUATION OFFICE AGENCY, WAGONWAY ROAD, ALNWICK, NORTHD                | ALNWICK | NE66 1QL | OFFICES AND PREMISES | CO | 342.25 | 21040  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £61.48 | £5.71 |
| EAST WING VALUATION OFFICE BUILDING, WAGONWAY ROAD, ALNWICK, NORTHD    | ALNWICK | NE66 1QL | OFFICES AND PREMISES | CO | 339.5  | 17656  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £52.01 | £4.83 |
| CHARLES CHURCH NORTH EAST, WAGONWAY ROAD, ALNWICK, NORTHD              | ALNWICK | NE66 1QP | OFFICES AND PREMISES | CO | 117.5  | 7538   | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £64.15 | £5.96 |
| ALNWICK CHIROPRACTIC CENTRE, WAGONWAY ROAD, ALNWICK, NORTHD            | ALNWICK | NE66 1QR | OFFICES AND PREMISES | CO | 92.12  | 6360   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £69.04 | £6.41 |
| 21, BONDGATE WITHIN, ALNWICK, NORTHD                                   | ALNWICK | NE66 1SX | OFFICES AND PREMISES | CO | 306.8  | 19804  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £64.55 | £6.00 |
| 1ST FLR 39, BONDGATE WITHIN, ALNWICK, NORTHD                           | ALNWICK | NE66 1SX | OFFICES AND PREMISES | CO | 76.1   | 5075   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £66.69 | £6.20 |
| 2ND FLR 39, BONDGATE WITHIN, ALNWICK, NORTHD                           | ALNWICK | NE66 1SX | OFFICES AND PREMISES | CO | 35.8   | 1880   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £52.51 | £4.88 |
| 1ST FLR 32-34, BONDGATE WITHIN, ALNWICK, NORTHD                        | ALNWICK | NE66 1TD | OFFICES AND PREMISES | CO | 105.3  | 7371   | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £70.00 | £6.50 |
| AGE CONCERN 8, BONDGATE WITHIN, ALNWICK, NORTHD                        | ALNWICK | NE66 1TD | OFFICES AND PREMISES | CO | 179    | 9927   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £55.46 | £5.15 |
| 2ND FLR 24, BONDGATE WITHIN, ALNWICK, NORTHD                           | ALNWICK | NE66 1TD | OFFICES AND PREMISES | CO | 100.2  | 5261   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £52.50 | £4.88 |
| 1ST & 2ND FLRS 24, BONDGATE WITHIN, ALNWICK, NORTHD                    | ALNWICK | NE66 1TD | OFFICES AND PREMISES | CO | 165    | 9370   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £56.79 | £5.28 |
| 1ST FLR 24, BONDGATE WITHIN, ALNWICK, NORTHD                           | ALNWICK | NE66 1TD | OFFICES AND PREMISES | CO | 39.4   | 2527   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £64.14 | £5.96 |
| ALLERBURN HOUSE, DENWICK LANE, ALNWICK, NORTHD                         | ALNWICK | NE66 1YU | OFFICES AND PREMISES | ML | 1006.6 | 53766  | 0  | 0  | 0  | 0 | 0 | 1 | 0 | 0 |    | £53.41 | £4.96 |
|  |         |          |                      |    |        |        | 26 | 11 | 14 | 8 | 2 | 1 | 0 | 0 | 62 |        |       |
| UNIT 3, GREENSFIELD PARK, WILLOWBURN AVENUE, ALNWICK, NORTHD           | ALNWICK | NE66 2DD | OFFICES AND PREMISES | CO | 413.1  | 35018  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 10 | £84.77 | £7.88 |
| UNIT 6J, GREENSFIELD COURT, GREENSFIELD INDUSTRIAL ESTATE, ALNWICK,    | ALNWICK | NE66 2DE | OFFICES AND PREMISES | CO | 68.1   | 6129   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
| UNIT 6B, GREENSFIELD COURT, GREENSFIELD INDUSTRIAL ESTATE, ALNWICK,    | ALNWICK | NE66 2DE | OFFICES AND PREMISES | CO | 41.9   | 3771   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
| UNIT 6C, GREENSFIELD COURT, GREENSFIELD INDUSTRIAL ESTATE, ALNWICK,    | ALNWICK | NE66 2DE | OFFICES AND PREMISES | CO | 55.6   | 5004   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
| UNIT 6D, GREENSFIELD COURT, GREENSFIELD INDUSTRIAL ESTATE, ALNWICK,    | ALNWICK | NE66 2DE | OFFICES AND PREMISES | CO | 160.5  | 14445  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
| UNIT 6E, GREENSFIELD COURT, GREENSFIELD INDUSTRIAL ESTATE, ALNWICK,    | ALNWICK | NE66 2DE | OFFICES AND PREMISES | CO | 65.9   | 5931   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
| UNIT 6F, GREENSFIELD COURT, GREENSFIELD INDUSTRIAL ESTATE, ALNWICK,    | ALNWICK | NE66 2DE | OFFICE AND PREMISES  | CO | 85.9   | 7731   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
| UNIT 6G, GREENSFIELD COURT, GREENSFIELD INDUSTRIAL ESTATE, ALNWICK,    | ALNWICK | NE66 2DE | OFFICES AND PREMISES | CO | 139.2  | 12528  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
| UNIT 6H, GREENSFIELD COURT, GREENSFIELD INDUSTRIAL ESTATE, ALNWICK,    | ALNWICK | NE66 2DE | OFFICES AND PREMISES | CO | 55.6   | 5004   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
| UNIT 6I, GREENSFIELD COURT, GREENSFIELD INDUSTRIAL ESTATE, ALNWICK,    | ALNWICK | NE66 2DE | OFFICES AND PREMISES | CO | 41.9   | 3771   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
|  |         |          |                      |    |        |        | 2  | 5  | 2  | 1 | 0 | 0 | 0 | 0 | 10 |        |       |
| ECLIPSE TRANSLATIONS LTD, BIRCH CLOSE, LIONHEART ENTERPRISE PARK,      | ALNWICK | NE66 2EP | OFFICES AND PREMISES | CO | 634.89 | 31378  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 1  | £49.42 | £4.59 |
|  |         |          |                      |    |        |        | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    |        |       |
| GND FLR 1, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD       | ALNWICK | NE66 2GD | OFFICES AND PREMISES | CO | 78.88  | 7099   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 22 | £90.00 | £8.36 |
| 1ST FLR 1, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD       | ALNWICK | NE66 2GD | OFFICES AND PREMISES | CO | 100.4  | 9036   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
| GND FLR 2, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD       | ALNWICK | NE66 2GD | OFFICES AND PREMISES | CO | 78.88  | 7099   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
| 1ST FLR 2, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD       | ALNWICK | NE66 2GD | OFFICES AND PREMISES | CO | 100.4  | 9036   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
| 3, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2GD | OFFICES AND PREMISES | CO | 229.7  | 19719  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £85.85 | £7.98 |
| 4, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2GD | OFFICES AND PREMISES | CO | 229.7  | 19719  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £85.85 | £7.98 |
| 5A, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2GD | OFFICE               | CO | 19.66  | 1946   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £98.98 | £9.20 |
| 5B, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2GD | OFFICE               | CO | 16.33  | 1617   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £99.02 | £9.20 |
| 5C, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2GD | OFFICE               | CO | 15.93  | 1577   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £99.00 | £9.20 |
| 6, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2GD | OFFICES AND PREMISES | CO | 189    | 16128  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £85.33 | £7.93 |
| 5D, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2GD | OFFICE               | CO | 8.47   | 839    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £99.06 | £9.20 |
| 5E, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2GD | OFFICE               | CO | 19.94  | 1974   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £99.00 | £9.20 |
| 7, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2GD | OFFICES AND PREMISES | CO | 147.7  | 12789  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £86.59 | £8.04 |
| 5F & 5G, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD         | ALNWICK | NE66 2GD | OFFICES AND PREMISES | CO | 61.22  | 6061   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £99.00 | £9.20 |
| 8, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2GD | OFFICES AND PREMISES | CO | 147.7  | 12789  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £86.59 | £8.04 |
| 9, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD               | ALNWICK | NE66 2GD | OFFICES AND PREMISES | CO | 189    | 16128  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £85.33 | £7.93 |
| 10, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2GD | OFFICES AND PREMISES | CO | 229.7  | 19719  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £85.85 | £7.98 |
| 11, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD              | ALNWICK | NE66 2GD | OFFICES AND PREMISES | CO | 147.7  | 12789  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £86.59 | £8.04 |
| 12A, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD             | ALNWICK | NE66 2GD | OFFICE               | CO | 31.42  | 3111   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £99.01 | £9.20 |
| 12B-12C, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD         | ALNWICK | NE66 2GD | OFFICES              | CO | 33.5   | 3317   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £99.01 | £9.20 |
| 12D, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD             | ALNWICK | NE66 2GD | OFFICE               | CO | 22.26  | 2204   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £99.01 | £9.20 |
| 12E, LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK, NORTHD             | ALNWICK | NE66 2GD | OFFICE               | CO | 11.14  | 1103   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £99.01 | £9.20 |
|  |         |          |                      |    |        |        | 9  | 3  | 10 | 0 | 0 | 0 | 0 | 0 | 22 |        |       |
| DEFRA LION HOUSE, WILLOWBURN TRADING ESTATE, ALNWICK, NORTHD           | ALNWICK | NE66 2PF | OFFICES AND PREMISES | CO | 1577.8 | 121533 | 0  | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 2  | £77.03 | £7.16 |
| LOCALITY INCLUSION SUPPORT TEAM LION HOUSE, WILLOWBURN TRADING ESTATE, | ALNWICK | NE66 2PF | OFFICE               | CO | 202.4  | 18671  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £92.25 | £8.57 |
|  |         |          |                      |    |        |        | 0  | 0  | 1  | 0 | 0 | 1 | 0 | 0 | 2  |        |       |

APPENDIX 3  
OFFICE STOCK

|   |         |          |                        |    |          |         |    |    |    |    |   |   |   |   |   |     |        |       |
|---|---------|----------|------------------------|----|----------|---------|----|----|----|----|---|---|---|---|---|-----|--------|-------|
| UNIT 1C, OLD STATION YARD, WAGONWAY ROAD, ALNWICK, NORTHD                   | ALNWICK | NE66 2NP | OFFICES AND PREMISES   | CO | 51.5     | 2487    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 2   | £48.29 | £4.49 |
| UNIT 1D, OLD STATION YARD, WAGONWAY ROAD, ALNWICK, NORTHD                   | ALNWICK | NE66 2NP | OFFICE                 | CO | 9.2      | 546     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £59.35 | £5.51 |
|   |         |          |                        |    |          |         | 1  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 7   |        |       |
| SUITE 2 AT UNIT 1, HAWKHILL BUSINESS PARK, HAWKHILL FARM, LESBURY, ALNWICK, |         | NE66 3PG | OFFICE                 | CO | 18.5     | 888     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £48.00 | £4.46 |
| SUITE 3 AT UNIT 1, HAWKHILL BUSINESS PARK, HAWKHILL FARM, LESBURY, ALNWICK, |         | NE66 3PG | OFFICE                 | CO | 14.5     | 696     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £48.00 | £4.46 |
| SUITE 4 AT UNIT 1, HAWKHILL BUSINESS PARK, HAWKHILL FARM, LESBURY, ALNWICK, |         | NE66 3PG | OFFICE                 | CO | 14       | 672     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £48.00 | £4.46 |
| SUITE 5 AT UNIT 1, HAWKHILL BUSINESS PARK, HAWKHILL FARM, LESBURY, ALNWICK, |         | NE66 3PG | OFFICE                 | CO | 13.4     | 643     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £47.99 | £4.46 |
| SUITE 6 AT UNIT 1, HAWKHILL BUSINESS PARK, HAWKHILL FARM, LESBURY, ALNWICK, |         | NE66 3PG | OFFICE                 | CO | 27.7     | 1200    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £43.32 | £4.02 |
| UNITS 2A-3C & 4A HAWKHILL BUSINESS PARK, HAWKHILL FARM, LESBURY, ALNWICK,   |         | NE66 3PG | OFFICES AND PREMISES   | CO | 444.3    | 12903   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £29.04 | £2.70 |
| UNITS 3D&4B, HAWKHILL FARM, LESBURY, ALNWICK, NORTHD                        |         | NE66 3PG | OFFICES AND PREMISES   | CO | 119      | 4316    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 7   | £36.27 | £3.37 |
|   |         |          |                        |    |          |         | 5  | 0  | 1  | 1  | 0 | 0 | 0 | 0 | 0 |     |        |       |
| UNIT 8, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                 |         | NE66 3RL | OFFICES AND PREMISES   | CO | 54.5     | 2164    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 16  | £39.71 | £3.69 |
| UNITS 6D-E, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD             |         | NE66 3RL | OFFICES AND PREMISES   | CO | 15.6     | 657     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £42.12 | £3.91 |
| UNIT 6F, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                |         | NE66 3RL | OFFICE AND PREMISES    | CO | 16.2     | 682     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £42.10 | £3.91 |
| UNIT 6A, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                |         | NE66 3RL | OFFICES AND PREMISES   | CO | 65.47    | 2242    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £34.24 | £3.18 |
| UNIT 6B, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                |         | NE66 3RL | OFFICES AND PREMISES   | CO | 12.73    | 523     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £41.08 | £3.82 |
| UNIT 6C, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                |         | NE66 3RL | OFFICES AND PREMISES   | CO | 44.38    | 1729    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £38.96 | £3.62 |
| INFORMATION CENTRE, LEE MOOR FARM, RENNINGTON, ALNWICK, NORTHD              |         | NE66 3RL | INFORMATION CENTRE     | CO | 22.6     | 483     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £21.37 | £1.99 |
| UNIT 3, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                 |         | NE66 3RL | OFFICE AND PREMISES    | CO | 49.1     | 2125    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £43.28 | £4.02 |
| UNITS 3B & 3C, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD          |         | NE66 3RL | OFFICES AND PREMISES   | CO | 54.1     | 2164    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £40.00 | £3.72 |
| UNIT 1, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                 |         | NE66 3RL | OFFICE AND PREMISES    | CO | 75.2     | 3023    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £40.20 | £3.73 |
| UNIT 2A, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                |         | NE66 3RL | OFFICE AND PREMISES    | CO | 13.7     | 642     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £46.86 | £4.35 |
| UNIT 2B, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                |         | NE66 3RL | SURGERY AND PREMISES   | CO | 14       | 655     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £46.79 | £4.35 |
| UNIT 2C, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                |         | NE66 3RL | OFFICE AND PREMISES    | CO | 19.7     | 922     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £46.80 | £4.35 |
| UNIT 2D, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                |         | NE66 3RL | OFFICE AND PREMISES    | CO | 29.6     | 1281    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £43.28 | £4.02 |
| UNIT 3A, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD                |         | NE66 3RL | OFFICE AND PREMISES    | CO | 66.4     | 2602    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £39.19 | £3.64 |
| UNITS 2E-G, LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHD             |         | NE66 3RL | OFFICES AND PREMISES   | CO | 57.6     | 2258    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £39.20 | £3.64 |
|   |         |          |                        |    |          |         | 10 | 6  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 16  |        |       |
| CARPENTERS COURT 3, RIVER BANK ROAD, ALNMOUTH, ALNWICK, NORTHD              |         | NE66 2RH | OFFICES AND PREMISES   | CO | 106.5    | 4793    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £45.00 | £4.18 |
| 4, LEE AVENUE, SHILBOTTLE, ALNWICK, NORTHD                                  |         | NE66 2UW | YOGA ROOM AND PREMISES | CO | 30.2     | 1359    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £45.00 | £4.18 |
| REAR OF 28A, GRANGE ROAD, SHILBOTTLE, ALNWICK, NORTHD                       |         | NE66 2XN | OFFICES AND PREMISES   | CO | 125.28   | 5352    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £42.72 | £3.97 |
| DUNSTAN HOUSE, DUNSTAN, CRASTER, ALNWICK, NORTHD                            |         | NE66 3SY | OFFICE AND PREMISES    | CO | 13       | 585     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 4   | £45.00 | £4.18 |
|   |         |          |                        |    |          |         | 2  | 0  | 2  | 0  | 0 | 0 | 0 | 0 | 0 |     |        |       |
|   |         |          |                        |    | 16274.33 | 1045687 | 55 | 26 | 30 | 10 | 3 | 2 | 0 | 0 | 0 | 126 |        |       |



APPENDIX 3  
OFFICE STOCK

| ADDRESS   | TOWN      | POSTCODE | DESCRIPTION               | PSD CODE | TOTAL AREA | TOTAL VALUE | < 50 | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |   | Rent / sq n | Rent psf |
|---|-----------|----------|---------------------------|----------|------------|-------------|------|----------|-----------|-----------|------------|-------------|-------------|--------|---|-------------|----------|
| SEAHOUSES   |           |          |                           |          |            |             |      |          |           |           |            |             |             |        |   |             |          |
| INNER FARNE ISLAND, SEAHOUSES, NORTHD                                   |           | NE68 7ND | INFORMATION CENTRE        | CO       | 28.6       | 611         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | 6 | £21.36      | £1.98    |
| FARNE ISLAND BOATS 1, SEAFIELD ROAD, SEAHOUSES, NORTHD                  | SEAHOUSES | NE68 7SJ | OFFICES AND PREMISES      | CO       | 14.36      | 750         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £52.23      | £4.85    |
| COASTGUARD STATION, SEAFIELD ROAD, SEAHOUSES, NORTHD                    | SEAHOUSES | NE68 7SL | COASTGUARD STATION        | CO       | 57.1       | 2623        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £45.94      | £4.27    |
| SHORESTON HALL, SEAHOUSES, NORTHD                                       | SEAHOUSES | NE68 7SX | OFFICES AND PREMISES      | CO       | 50.9       | 2176        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £42.75      | £3.97    |
| 62/64, MAIN STREET, SEAHOUSES, NORTHD                                   | SEAHOUSES | NE68 7TP | OFFICES AND PREMISES      | CO       | 239.14     | 10018       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £41.89      | £3.89    |
| NO 1 AT 1-3, LUCKER ROAD, BAMBURGH, NORTHD                              |           | NE69 7BS | OFFICES AND PREMISES      | CO       | 41         | 1637        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £39.93      | £3.71    |
| BELFORD   |           |          |                           |          | 431.1      | 17815       | 3    | 2        | 1         | 0         | 0          | 0           | 0           | 0      | 6 |             |          |
| GND FLR 11, MARKET PLACE, BELFORD, NORTHD                               | BELFORD   | NE70 7NE | OFFICE                    | CO       | 13.6       | 612         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | 2 | £45.00      | £4.18    |
| BEDMAX LTD, DETCHANT, BELFORD, NORTHD                                   | BELFORD   | NE70 7PF | OFFICES AND PREMISES      | CO       | 407.53     | 5767        | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   | £14.15      | £1.31    |
| WOOLER  |           |          |                           |          | 421.13     | 6379        | 1    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   |             |          |
| GLEBE COTTAGE R/O TANKERVILLE ARMS, COTTAGE ROAD, WOOLER, NORTHD        | WOOLER    | NE71 6AD | OFFICES AND PREMISES      | CO       | 63         | 2842        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £45.11      | £4.19    |
| 18-20, GLENDALE ROAD, WOOLER, NORTHD                                    | WOOLER    | NE71 6DW | OFFICES AND PREMISES      | CO       | 366        | 13986       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   | £38.21      | £3.55    |
| UNIT 15, GLENDALE BUSINESS PARK, HAUGH HEAD, WOOLER, NORTHD             | WOOLER    | NE71 6QP | OFFICE AND PREMISES       | CO       | 30.3       | 792         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £26.14      | £2.43    |
| ADJ HAUGH HEAD GARAGE, HAUGH HEAD, WOOLER, NORTHD                       | WOOLER    | NE71 6QP | OFFICES AND PREMISES      | CO       | 65.3       | 2872        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | 9 | £43.98      | £4.09    |
| PETERSFIELD, WOOLER, NORTHD   | WOOLER    | NE71 6RL | OFFICE                    | CO       | 6.1        | 275         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £45.08      | £4.19    |
| FARM BUSINESS SERVICES (SAC) WOOLER AUCTION MART 3-5, BERWICK ROAD,     | WOOLER    | NE71 6SL | OFFICES AND PREMISES      | CO       | 82.3       | 4528        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £55.02      | £5.11    |
| UNIT 1 THE MILL YARD, SOUTH ROAD, WOOLER, NORTHD                        | WOOLER    | NE71 6SN | OFFICES AND PREMISES      | CO       | 38         | 1786        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £47.00      | £4.37    |
| ESTATE OFFICE THE BOTHY, PALLINSBURN HOUSE, CORNHILL-ON-TWEED           |           | TD12 4SG | OFFICE                    | CO       | 34.5       | 1417        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £41.07      | £3.82    |
| THE BEAUTY ROOM AT HAWTHORNS, BRANXTON, CORNHILL-ON-TWEED               |           | TD12 4SL | BEAUTY SALON AND PREMISES | CO       | 26.8       | 1207        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £45.04      | £4.18    |
| BERWICK   |           |          |                           |          | 712.3      | 29705       | 5    | 3        | 0         | 1         | 0          | 0           | 0           | 0      |   |             |          |
| MESSRS LAWSON & THOMPSON 10, HIDE HILL, BERWICK-UPON-TWEED              | BERWICK   | TD15 1AB | OFFICES AND PREMISES      | CO       | 35.9       | 1077        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | 9 | £30.00      | £2.79    |
| WILLIAM STEWART FINANCIAL SERVICES 2ND FLR 10, HIDE HILL, BERWICK-UPON- | BERWICK   | TD15 1AB | OFFICES AND PREMISES      | CO       | 38.7       | 1132        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £29.25      | £2.72    |
| THE OLD STABLES R/O 30, HIDE HILL, BERWICK-UPON-TWEED                   | BERWICK   | TD15 1AB | OFFICES AND PREMISES      | CO       | 132.2      | 8329        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £63.00      | £5.85    |
| 38, HIDE HILL, BERWICK-UPON-TWEED                                       | BERWICK   | TD15 1AB | OFFICES AND PREMISES      | CO       | 342.1      | 11162       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   | £32.63      | £3.03    |
| 44-48, HIDE HILL, BERWICK-UPON-TWEED                                    | BERWICK   | TD15 1AB | OFFICES AND PREMISES      | CO       | 469.2      | 23818       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   | £50.76      | £4.72    |
| 50, HIDE HILL, BERWICK-UPON-TWEED                                       | BERWICK   | TD15 1AB | OFFICES AND PREMISES      | CO       | 139.4      | 8322        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £59.70      | £5.55    |
| 16, WEST STREET, BERWICK-UPON-TWEED                                     | BERWICK   | TD15 1AS | OFFICES AND PREMISES      | CO       | 82.9       | 3287        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £39.65      | £3.68    |
| 1ST-3RD FLRS AT 1/3, MARYGATE, BERWICK-UPON-TWEED                       | BERWICK   | TD15 1AT | OFFICES AND PREMISES      | CO       | 272.9      | 7587        | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   | £27.80      | £2.58    |
| 1ST & 2ND FS 39, MARYGATE, BERWICK-UPON-TWEED                           | BERWICK   | TD15 1AX | OFFICES AND PREMISES      | CO       | 131.3      | 3322        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £25.30      | £2.35    |
| UPPER FLOORS 41-43, MARYGATE, BERWICK-UPON-TWEED                        | BERWICK   | TD15 1AX | OFFICES AND PREMISES      | CO       | 301.26     | 5889        | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   | £19.55      | £1.82    |
| 57-59, MARYGATE, BERWICK-UPON-TWEED                                     | BERWICK   | TD15 1AX | OFFICES AND PREMISES      | CO       | 133.8      | 5352        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £40.00      | £3.72    |
| 65, MARYGATE, BERWICK-UPON-TWEED  | BERWICK   | TD15 1BA | OFFICES AND PREMISES      | CO       | 86.5       | 2853        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £32.98      | £3.06    |
| THE MUSIC GALLERY 83, MARYGATE, BERWICK-UPON-TWEED                      | BERWICK   | TD15 1BA | OFFICES AND PREMISES      | CO       | 150.85     | 7691        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £50.98      | £4.74    |
| 10, GOLDEN SQUARE, BERWICK-UPON-TWEED                                   | BERWICK   | TD15 1BG | OFFICES AND PREMISES      | CO       | 311.1      | 20027       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   | £64.37      | £5.98    |
| 38, MARYGATE, BERWICK-UPON-TWEED  | BERWICK   | TD15 1BN | OFFICES AND PREMISES      | CO       | 26.6       | 1011        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £38.01      | £3.53    |
| 1ST FLR 58, MARYGATE, BERWICK-UPON-TWEED                                | BERWICK   | TD15 1BN | OFFICES AND PREMISES      | CO       | 83.2       | 3136        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £37.69      | £3.50    |
| BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE, BERWICK-UPON-      | BERWICK   | TD15 1BN | OFFICES AND PREMISES      | CO       | 283.1      | 20848       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   | £73.64      | £6.84    |
| ROOM 002 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 21.4       | 1974        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.24      | £8.57    |
| ROOM 005 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 14.3       | 1319        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.24      | £8.57    |
| ROOM 007 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICES AND PREMISES      | CO       | 12.2       | 1125        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.21      | £8.57    |
| ROOM 001 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 21.5       | 1983        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.23      | £8.57    |
| ROOM 003 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 21.4       | 1974        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.24      | £8.57    |
| ROOM 004 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 46.5       | 4290        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.26      | £8.57    |
| ROOM 006 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 11.2       | 1033        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.23      | £8.57    |
| ROOM 008 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICES AND PREMISES      | CO       | 44         | 4059        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.25      | £8.57    |
| ROOM 009 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICES AND PREMISES      | CO       | 14.4       | 1328        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.22      | £8.57    |
| ROOM 101 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 34.2       | 3155        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.25      | £8.57    |
| ROOM 102 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 26.1       | 2408        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.26      | £8.57    |
| ROOM 108 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 22.5       | 2076        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.27      | £8.57    |
| ROOM 109 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 10.9       | 1006        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.29      | £8.57    |
| ROOM 110 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 11.4       | 1052        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.28      | £8.57    |
| ROOM 111 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 11.4       | 1052        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.28      | £8.57    |
| ROOM 112 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 30.5       | 2814        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.26      | £8.57    |
| ROOM 113 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 17.7       | 1633        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.26      | £8.57    |
| ROOM 103 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE                    | CO       | 26.1       | 2408        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.26      | £8.57    |
| ROOM 104 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE                    | CO       | 36.3       | 3349        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.26      | £8.57    |
| ROOMS 114-115 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,      | BERWICK   | TD15 1BN | OFFICES AND PREMISES      | CO       | 25.9       | 2389        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.24      | £8.57    |
| ROOMS 106 & 107 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,    | BERWICK   | TD15 1BN | OFFICES AND PREMISES      | CO       | 81         | 7473        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.26      | £8.57    |
| ROOM 201 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 21.9       | 2020        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.24      | £8.57    |
| ROOM 202 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,           | BERWICK   | TD15 1BN | OFFICE AND PREMISES       | CO       | 10.6       | 978         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £92.26      | £8.57    |

B = BERWICK

APPENDIX 3  
OFFICE STOCK

|   |         |          |                       |    |        |       |   |   |   |   |   |   |   |   |        |       |
|---|---------|----------|-----------------------|----|--------|-------|---|---|---|---|---|---|---|---|--------|-------|
| ROOM 204 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,               | BERWICK | TD15 1BN | OFFICE AND PREMISES   | CO | 10.9   | 1006  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £92.29 | £8.57 |
| ROOM 209 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,               | BERWICK | TD15 1BN | OFFICE AND PREMISES   | CO | 31.2   | 2878  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £92.24 | £8.57 |
| ROOM 210 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,               | BERWICK | TD15 1BN | OFFICE AND PREMISES   | CO | 29.9   | 2758  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £92.24 | £8.57 |
| ROOM 211 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,               | BERWICK | TD15 1BN | OFFICE AND PREMISES   | CO | 58.5   | 5397  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £92.26 | £8.57 |
| ROOM 203 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,               | BERWICK | TD15 1BN | OFFICE AND PREMISES   | CO | 10.2   | 941   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £92.25 | £8.57 |
| ROOMS 205/206 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,          | BERWICK | TD15 1BN | OFFICES AND PREMISES  | CO | 48.32  | 4458  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £92.26 | £8.57 |
| ROOMS 207/208 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,          | BERWICK | TD15 1BN | OFFICES AND PREMISES  | CO | 28.1   | 2592  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £92.24 | £8.57 |
| ROOM 105 BERWICK WORKSPACE BOARDING SCHOOL YARD 90, MARYGATE,               | BERWICK | TD15 1BN | OFFICE AND PREMISES   | CO | 21.1   | 1946  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £92.23 | £8.57 |
| SOCIAL SERVICES OFFICES, WALKERGATE, BERWICK-UPON-TWEED                     | BERWICK | TD15 1DB | OFFICES AND PREMISES  | ML | 354.3  | 32687 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £92.26 | £8.57 |
| 15, WOOLMARKET, BERWICK-UPON-TWEED  | BERWICK | TD15 1DH | OFFICES AND PREMISES  | CO | 35.3   | 2471  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £70.00 | £6.50 |
| 1ST FLR 23-33, WOOLMARKET, BERWICK-UPON-TWEED                               | BERWICK | TD15 1DH | OFFICES AND PREMISES  | CO | 160    | 6080  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £38.00 | £3.53 |
| NORHAM HOUSE 15, WALKERGATE, BERWICK-UPON-TWEED                             | BERWICK | TD15 1DS | OFFICES AND PREMISES  | CO | 566.1  | 35846 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £63.32 | £5.88 |
| NORHAM HOUSE PT 1ST FLR 15, WALKERGATE, BERWICK-UPON-TWEED                  | BERWICK | TD15 1DS | OFFICES AND PREMISES  | CO | 228.1  | 18387 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £80.61 | £7.49 |
| 11, WALLACE GREEN, BERWICK-UPON-TWEED                                       | BERWICK | TD15 1EB | OFFICES AND PREMISES  | ML | 121.4  | 8498  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £70.00 | £6.50 |
| 15, WALLACE GREEN, BERWICK-UPON-TWEED                                       | BERWICK | TD15 1EB | OFFICES AND PREMISES  | CO | 72     | 2656  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £36.89 | £3.43 |
| BERWICK BOROUGH COUNCIL, WALLACE GREEN, BERWICK-UPON-TWEED                  | BERWICK | TD15 1EB | OFFICES AND PREMISES  | ML | 1884.2 | 81019 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | £43.00 | £3.99 |
| 9, CHURCH STREET, BERWICK-UPON-TWEED  | BERWICK | TD15 1EE | OFFICES AND PREMISES  | CO | 191.8  | 10245 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £53.42 | £4.96 |
| 17, CHURCH STREET, BERWICK-UPON-TWEED                                       | BERWICK | TD15 1EE | OFFICES AND PREMISES  | CO | 138.1  | 8678  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £62.84 | £5.84 |
| 1-3, SANDGATE, BERWICK-UPON-TWEED   | BERWICK | TD15 1EP | OFFICES AND PREMISES  | CO | 230.7  | 13910 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £60.29 | £5.60 |
| OFFICES 10, SANDGATE, BERWICK-UPON-TWEED                                    | BERWICK | TD15 1EP | OFFICES AND PREMISES  | CO | 77.2   | 5134  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £66.50 | £6.18 |
| 13, SANDGATE, BERWICK-UPON-TWEED  | BERWICK | TD15 1EP | OFFICES AND PREMISES  | CO | 444.5  | 24022 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £54.04 | £5.02 |
| ANDERSON COURT 51, HIDE HILL, BERWICK-UPON-TWEED                            | BERWICK | TD15 1EQ | OFFICES AND PREMISES  | CO | 357.5  | 23926 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £66.93 | £6.22 |
| 1-5, BRIDGE STREET, BERWICK-UPON-TWEED                                      | BERWICK | TD15 1ES | OFFICES AND PREMISES  | CO | 220.3  | 14082 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £63.92 | £5.94 |
| 49-51, BRIDGE STREET, BERWICK-UPON-TWEED                                    | BERWICK | TD15 1ES | OFFICES AND PREMISES  | CO | 177.1  | 10527 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £59.44 | £5.52 |
| QUAYSIDE LOOKOUT OLD BRIDGE, BRIDGE END, BERWICK-UPON-TWEED                 | BERWICK | TD15 1HA | OFFICE AND PREMISES   | CO | 46.7   | 2104  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £45.05 | £4.19 |
| CUSTOMS & EXCISE 18, QUAY WALLS, BERWICK-UPON-TWEED                         | BERWICK | TD15 1HB | OFFICES AND PREMISES  | CO | 123.2  | 6896  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £55.97 | £5.20 |
| 4, QUAY WALLS, BERWICK-UPON-TWEED   | BERWICK | TD15 1HD | OFFICES AND PREMISES  | CO | 358.9  | 19993 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £55.71 | £5.18 |
| UNIT 1 THE CHANDLERY, QUAYSIDE, BERWICK-UPON-TWEED                          | BERWICK | TD15 1HE | WORKSHOP AND PREMISES | CO | 54     | 3818  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £70.70 | £6.57 |
| UNIT 5 THE CHANDLERY, QUAYSIDE, BERWICK-UPON-TWEED                          | BERWICK | TD15 1HE | OFFICE AND PREMISES   | CO | 71.3   | 5198  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £72.90 | £6.77 |
| UNIT 6 THE CHANDLERY, QUAYSIDE, BERWICK-UPON-TWEED                          | BERWICK | TD15 1HE | OFFICE AND PREMISES   | CO | 49.4   | 3555  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £71.96 | £6.69 |
| UNITS 7-8 THE CHANDLERY, QUAYSIDE, BERWICK-UPON-TWEED                       | BERWICK | TD15 1HE | OFFICES AND PREMISES  | CO | 187.3  | 13257 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £70.78 | £6.58 |
| UNIT 9 THE CHANDLERY, QUAYSIDE, BERWICK-UPON-TWEED                          | BERWICK | TD15 1HE | OFFICES AND PREMISES  | CO | 35.5   | 2663  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £75.01 | £6.97 |
| UNIT 10 THE CHANDLERY, QUAYSIDE, BERWICK-UPON-TWEED                         | BERWICK | TD15 1HE | OFFICES AND PREMISES  | CO | 52.1   | 3908  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £75.01 | £6.97 |
| SHOREGATE OFFICES, QUAYSIDE, BERWICK-UPON-TWEED                             | BERWICK | TD15 1HE | OFFICES AND PREMISES  | CO | 39.38  | 2356  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £59.83 | £5.56 |
| 1-3, FOUL FORD, BERWICK-UPON-TWEED  | BERWICK | TD15 1HQ | OFFICES AND PREMISES  | CO | 224.2  | 12941 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £57.72 | £5.36 |
| OLD GUARD HOUSE, PALACE GREEN, BERWICK-UPON-TWEED                           | BERWICK | TD15 1HR | OFFICES AND PREMISES  | CO | 74.2   | 5037  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £67.88 | £6.31 |
| 5, PALACE STREET EAST, BERWICK-UPON-TWEED                                   | BERWICK | TD15 1HT | OFFICES AND PREMISES  | ML | 810.4  | 41423 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £51.11 | £4.75 |
| 5, SILVER STREET, BERWICK-UPON-TWEED  | BERWICK | TD15 1HU | OFFICES AND PREMISES  | CO | 117.4  | 8218  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £70.00 | £6.50 |
| 56/58, CASTLEGATE, BERWICK-UPON-TWEED                                       | BERWICK | TD15 1JT | OFFICES AND PREMISES  | CO | 570.2  | 38575 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £67.65 | £6.28 |
| 12B, CASTLEGATE, BERWICK-UPON-TWEED   | BERWICK | TD15 1JT | OFFICES AND PREMISES  | CO | 124.1  | 4492  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £36.20 | £3.36 |
| ROOM 3 1ST FLR 23, CASTLEGATE, BERWICK-UPON-TWEED                           | BERWICK | TD15 1LF | OFFICES AND PREMISES  | CO | 11.4   | 410   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £35.96 | £3.34 |
| ROOM 8 GND FLR 23, CASTLEGATE, BERWICK-UPON-TWEED                           | BERWICK | TD15 1LF | OFFICES AND PREMISES  | CO | 48.7   | 2722  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £55.89 | £5.19 |
| 23, CASTLEGATE, BERWICK-UPON-TWEED  | BERWICK | TD15 1LF | OFFICES AND PREMISES  | CO | 220.5  | 11088 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £50.29 | £4.67 |
| ROOMS 1-3 GRD FLR 23, CASTLEGATE, BERWICK-UPON-TWEED                        | BERWICK | TD15 1LF | OFFICES AND PREMISES  | CO | 56.4   | 3553  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £63.00 | £5.85 |
| 4, WELL CLOSE SQUARE, BERWICK-UPON-TWEED                                    | BERWICK | TD15 1LL | PHARMACY AND PREMISES | CO | 74.3   | 5201  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £70.00 | £6.50 |
| 5, TWEED STREET, BERWICK-UPON-TWEED   | BERWICK | TD15 1NG | OFFICES AND PREMISES  | CO | 240.4  | 9616  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £40.00 | £3.72 |
| BERWICK VOLUNTARY FORUM, TWEED STREET, BERWICK-UPON-TWEED                   | BERWICK | TD15 1NG | OFFICES AND PREMISES  | CO | 255.3  | 18314 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £71.74 | £6.66 |
| AVA LODGE, CASTLE TERRACE, BERWICK-UPON-TWEED                               | BERWICK | TD15 1NP | OFFICES AND PREMISES  | CO | 375.3  | 21945 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £58.47 | £5.43 |
| UNIT 1, WINDMILL WAY NORTH, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED      | BERWICK | TD15 1TA | OFFICES AND PREMISES  | CO | 600.9  | 54118 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £90.06 | £8.37 |
| FRONTIER AGRICULTURE LTD, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK,        | BERWICK | TD15 1TB | OFFICES AND PREMISES  | CO | 406.9  | 37821 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £92.95 | £8.63 |
| GND FLR 17A, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-       | BERWICK | TD15 1TB | OFFICES AND PREMISES  | CO | 93.3   | 9027  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £96.75 | £8.99 |
| SUITE 1 1ST FLR AT 17A, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK- | BERWICK | TD15 1TB | OFFICES AND PREMISES  | CO | 19.3   | 1859  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £96.32 | £8.95 |
| SUITE 2 1ST FLR AT 17A, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK- | BERWICK | TD15 1TB | OFFICES AND PREMISES  | CO | 39.7   | 3835  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £96.60 | £8.97 |
| SUITE 3 1ST FLR AT 17A, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK- | BERWICK | TD15 1TB | OFFICES AND PREMISES  | CO | 39.4   | 3806  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £96.60 | £8.97 |
| GND FLR 17B, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-       | BERWICK | TD15 1TB | OFFICES AND PREMISES  | CO | 96.4   | 9233  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £95.78 | £8.90 |
| 1ST FLR 17B, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-       | BERWICK | TD15 1TB | OFFICES AND PREMISES  | CO | 114.8  | 11015 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £95.95 | £8.91 |
| GND FLR 17C, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-       | BERWICK | TD15 1TB | OFFICES AND PREMISES  | CO | 96.54  | 9241  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £95.72 | £8.89 |
| 1ST FLR 17C, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-       | BERWICK | TD15 1TB | OFFICES AND PREMISES  | CO | 118.91 | 11408 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £95.94 | £8.91 |
| GND FLR 17D, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-       | BERWICK | TD15 1TB | OFFICES AND PREMISES  | CO | 100.45 | 9519  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £94.76 | £8.80 |
| 1ST FLR 17D, WINDMILL WAY WEST, RAMPARTS BUSINESS PARK, BERWICK-UPON-       | BERWICK | TD15 1TB | OFFICES AND PREMISES  | CO | 118.41 | 11470 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £96.87 | £9.00 |
| THE OFFICE 19B, WINDMILL WAY EAST, RAMPARTS BUSINESS PARK, BERWICK-UPON-    | BERWICK | TD15 1TQ | OFFICES AND PREMISES  | CO | 65.95  | 3538  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £53.65 | £4.98 |
| SUITE 6 AT 5, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED       | BERWICK | TD15 1TQ | OFFICES AND PREMISES  | CO | 62.5   | 5625  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £90.00 | £8.36 |
| SUITE 1 AT 5, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED       | BERWICK | TD15 1TQ | OFFICES AND PREMISES  | CO | 101.6  | 9144  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £90.00 | £8.36 |
| SUITE 2 AT 5, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED       | BERWICK | TD15 1TQ | OFFICES AND PREMISES  | CO | 106.4  | 9576  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £90.00 | £8.36 |
| SUITE 3 AT 5, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED       | BERWICK | TD15 1TQ | OFFICES AND PREMISES  | CO | 101.6  | 9144  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £90.00 | £8.36 |
| SUITE 4 AT 5, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED       | BERWICK | TD15 1TQ | OFFICES AND PREMISES  | CO | 106.4  | 9576  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £90.00 | £8.36 |

APPENDIX 3  
OFFICE STOCK

|  |         |          |  |    |          |         |    |    |    |    |   |   |   |   |   |     |         |        |
|--|---------|----------|--|----|----------|---------|----|----|----|----|---|---|---|---|---|-----|---------|--------|
| SUITE 5 AT 5, KINGS MOUNT, RAMPARTS BUSINESS PARK, BERWICK-UPON-TWEED  | BERWICK | TD15 1TQ | OFFICES AND PREMISES                                 | CO | 54.6     | 4914    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0   | £90.00  | £8.36  |
| 1, ENTERPRISE COURT, NORTHUMBERLAND ROAD, TWEEDMOUTH, BERWICK-UPON-    | BERWICK | TD15 2AS | OFFICES AND PREMISES                                 | CO | 76.32    | 3833    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0   | £50.22  | £4.67  |
| 2, ENTERPRISE COURT, NORTHUMBERLAND ROAD, TWEEDMOUTH, BERWICK-UPON-    | BERWICK | TD15 2AS | OFFICES AND PREMISES                                 | CO | 39.4     | 2139    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0   | £54.29  | £5.04  |
| BORDER VIEW, NORHAM, BERWICK-UPON-TWEED                                |         | TD15 2JZ | OFFICE   | CO | 13.5     | 608     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0   | £45.04  | £4.18  |
| 1 MURTON FARM COTTAGES, BERWICK-UPON-TWEED                             |         | TD15 2NG | OFFICE AND PREMISES                                  | CO | 8.7      | 392     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0   | £45.06  | £4.19  |
| 2, GLEBE HILL, BERWICK-UPON-TWEED                                      |         | TD15 2PD | OFFICE AND PREMISES                                  | CO | 46.2     | 1921    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0   | £41.58  | £3.86  |
| 18, FORD VILLAGE, FORD, BERWICK-UPON-TWEED                             |         | TD15 2QG | OFFICES AND PREMISES                                 | CO | 85.4     | 2057    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0   | £24.09  | £2.24  |
| THE LODGE, CEMETERY LANE, TWEEDMOUTH, BERWICK-UPON-TWEED               | BERWICK | TD15 2QL | OFFICES AND PREMISES                                 | CO | 97.32    | 6060    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0   | £62.27  | £5.78  |
| COMPOSERS AT WOODLANDS, SCREMERSTON, BERWICK-UPON-TWEED                |         | TD15 2QU | OFFICE, SELF CATERING HOLIDAY UNITS (4) AND PREMISES | CO | 48.7     | 6635    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0   | £136.24 | £12.66 |
| LINDISFARNE HERITAGE CENTRE, MARYGATE, HOLY ISLAND, BERWICK-UPON-TWEED |         | TD15 2SD | HERITAGE CENTRE                                      | CO | 178.4    | 7717    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0   | £43.26  | £4.02  |
| LINDISFARNE DYSLEXIA CENTRE, WEST ANCROFT, BERWICK-UPON-TWEED          |         | TD15 2TD | OFFICES  | CO | 57.9     | 2476    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0   | £42.76  | £3.97  |
| ADJ THE STABLES, MAIN STREET, HORNCLIFFE, BERWICK-UPON-TWEED           |         | TD15 2XW | OFFICES AND PREMISES                                 | CO | 45       | 1499    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0   | £33.31  | £3.09  |
|  |         |          |  |    | 16452.71 | 1014374 | 48 | 23 | 29 | 13 | 4 | 1 | 0 | 0 | 0 | 118 |         |        |



APPENDIX 3  
OFFICE STOCK

| ADDRESS   | TOWN        | POSTCODE | DESCRIPTION            | PSD CODE | TOTAL AREA | TOTAL VALUE | < 50 | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |   | Rent / sq n | Rent psf |
|---|-------------|----------|------------------------|----------|------------|-------------|------|----------|-----------|-----------|------------|-------------|-------------|--------|---|-------------|----------|
| CRAMLINGTON   |             |          |                        |          |            |             |      |          |           |           |            |             |             |        |   |             |          |
| GND FLR UNIT 3 HORTON PARK OFFICES, SEATON BURN, NEWCASTLE UPON TYNE      |             | NE13 6BU | GYMNASIUM & PREMISES   | CO       | 80         | 9550        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | 7 | £119.38     | £11.09   |
| 1ST FLR UNIT 3 HORTON PARK OFFICES, SEATON BURN, NEWCASTLE UPON TYNE      |             | NE13 6BU | GYMNASIUM AND PREMISES | CO       | 92.9       | 11523       | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £124.04     | £11.52   |
| UNIT 5 HORTON PARK OFFICES, SEATON BURN, NEWCASTLE UPON TYNE              |             | NE13 6BU | OFFICES AND PREMISES   | CO       | 321.1      | 39688       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   | £123.60     | £11.48   |
| UNIT 6 HORTON PARK OFFICES, SEATON BURN, NEWCASTLE UPON TYNE              |             | NE13 6BU | OFFICES AND PREMISES   | CO       | 82         | 8896        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £108.49     | £10.08   |
| UNIT 1 HORTON PARK OFFICES, SEATON BURN, NEWCASTLE UPON TYNE              |             | NE13 6BU | OFFICES AND PREMISES   | CO       | 321.1      | 39688       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   | £123.60     | £11.48   |
| UNIT 2 HORTON PARK OFFICES, SEATON BURN, NEWCASTLE UPON TYNE              |             | NE13 6BU | OFFICES AND PREMISES   | CO       | 215.3      | 26738       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £124.19     | £11.54   |
| UNIT 4 HORTON PARK OFFICES, SEATON BURN, NEWCASTLE UPON TYNE              |             | NE13 6BU | OFFICES AND PREMISES   | CO       | 215.2      | 26726       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £124.19     | £11.54   |
|   |             |          |                        |          |            |             | 0    | 3        | 2         | 2         | 0          | 0           | 0           | 0      |   |             |          |
| UNIT 15, MILKHOPE INDUSTRIAL ESTATE, SEATON BURN, NEWCASTLE UPON TYNE     |             | NE13 6DA | OFFICES AND PREMISES   | CO       | 43.2       | 2494        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £57.73      | £5.36    |
| UNIT 19 (PART), MILKHOPE INDUSTRIAL ESTATE, SEATON BURN, NEWCASTLE UPON   |             | NE13 6DA | OFFICES AND PREMISES   | CO       | 89.5       | 4515        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £50.45      | £4.69    |
|   |             |          |                        |          |            |             | 1    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | 2 |             |          |
| 1 & 2 THE OLD GUN ROOM, BLAGDON, SEATON BURN, NEWCASTLE UPON TYNE         |             | NE13 6DB | OFFICES AND PREMISES   | CO       | 40.9       | 4857        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £118.75     | £11.03   |
| BLAGDON ESTATES OFFICE, COURTYARD BUILDINGS, BLAGDON, SEATON BURN,        |             | NE13 6DE | OFFICES AND PREMISES   | CO       | 227.5      | 22962       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £100.93     | £9.38    |
| GRAYS COURT, BLAGDON, SEATON BURN, NEWCASTLE UPON TYNE                    |             | NE13 6DE | OFFICES AND PREMISES   | CO       | 63.1       | 7513        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £119.06     | £11.06   |
| THE CHARCOAL, SEATON BURN, NEWCASTLE UPON TYNE                            |             | NE13 6DE | OFFICES AND PREMISES   | CO       | 116.83     | 13081       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £111.97     | £10.40   |
| THE NEW STONEYARD, SEATON BURN, NEWCASTLE UPON TYNE                       |             | NE13 6DE | OFFICES AND PREMISES   | CO       | 171.3      | 10791       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £62.99      | £5.85    |
|   |             |          |                        |          |            |             | 1    | 1        | 3         | 0         | 0          | 0           | 0           | 0      | 5 |             |          |
| UNIT 5F, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | OFFICES AND PREMISES   | CO       | 645.6      | 16765       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      |   | £25.97      | £2.41    |
| UNIT 6H, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | SHOWROOM AND PREMISES  | CO       | 167.4      | 6532        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £39.02      | £3.62    |
| UNIT 6I, NELSON WAY, ADMIRAL BUSINESS PARK, NORTH NELSON INDUSTRIAL       | CRAMLINGTON | NE23 1JT | OFFICES AND PREMISES   | CO       | 121.8      | 5019        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £41.21      | £3.83    |
| SITE OFFICE CRAMLINGTON LAND PARTNERSHIP, NELSON WAY, ADMIRAL BUSINESS    | CRAMLINGTON | NE23 1JT | OFFICES AND PREMISES   | CO       | 66.9       | 2819        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £42.14      | £3.91    |
|   |             |          |                        |          |            |             | 0    | 1        | 2         | 0         | 1          | 0           | 0           | 0      | 4 |             |          |
| UNIT 5, ENTERPRISE COURT, CROSLAND PARK, CRAMLINGTON, NORTHD              | CRAMLINGTON | NE23 1LZ | OFFICES AND PREMISES   | CO       | 81.8       | 6632        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £81.08      | £7.53    |
| UNIT 6, ENTERPRISE COURT, CROSLAND PARK, CRAMLINGTON, NORTHD              | CRAMLINGTON | NE23 1LZ | OFFICES AND PREMISES   | CO       | 82         | 6648        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £81.07      | £7.53    |
| UNIT 1, ENTERPRISE COURT, CROSLAND PARK, CRAMLINGTON, NORTHD              | CRAMLINGTON | NE23 1LZ | OFFICES AND PREMISES   | CO       | 148.3      | 11125       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £75.02      | £6.97    |
| UNIT 2, ENTERPRISE COURT, CROSLAND PARK, CRAMLINGTON, NORTHD              | CRAMLINGTON | NE23 1LZ | OFFICES AND PREMISES   | CO       | 232.1      | 15277       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £65.82      | £6.11    |
|   |             |          |                        |          |            |             | 0    | 2        | 2         | 0         | 0          | 0           | 0           | 0      | 4 |             |          |
| 1ST FLOOR OFFICES AT NT76/5, MOORLAND WAY, NELSON PARK INDUSTRIAL ESTATE, | CRAMLINGTON | NE23 1WE | OFFICES AND PREMISES   | CO       | 307.5      | 0           | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   | £0.00       | £0.00    |
|   |             |          |                        |          |            |             | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      | 1 |             |          |
| 3, WEST FARM COURT, CRAMLINGTON, NORTHD                                   | CRAMLINGTON | NE23 1AX | OFFICES AND PREMISES   | CO       | 73         | 9225        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £126.37     | £11.74   |
| 1-2, WEST FARM COURT, CRAMLINGTON, NORTHD                                 | CRAMLINGTON | NE23 1AX | OFFICES AND PREMISES   | CO       | 261.6      | 30053       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   | £114.88     | £10.67   |
| UNIT 4, THE ROUNDHOUSE, WEST FARM COURT, CRAMLINGTON, NORTHD              | CRAMLINGTON | NE23 1AX | OFFICES AND PREMISES   | CO       | 168.5      | 19214       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £114.03     | £10.59   |
| THE PHYSIOTHERAPY & SPORTS CLINIC, QUARRYSIDE HOUSE, MIDDLE FARM          | CRAMLINGTON | NE23 1BA | OFFICES AND PREMISES   | CO       | 108.6      | 11290       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £103.96     | £9.66    |
| CRAMLINGTON DENTAL CENTRE, QUARRYSIDE HOUSE, MIDDLE FARM SQUARE,          | CRAMLINGTON | NE23 1BA | OFFICES AND PREMISES   | CO       | 342        | 32610       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   | £95.35      | £8.86    |
| QUARRYSIDE HOUSE, MIDDLE FARM SQUARE, CRAMLINGTON, NORTHD                 | CRAMLINGTON | NE23 1BA | SHOWROOM AND PREMISES  | CO       | 85.04      | 10098       | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £118.74     | £11.03   |
| SITE OFFICES AT QUARRY HOUSE, CHURCH STREET, CRAMLINGTON, NORTHD          | CRAMLINGTON | NE23 1DN | OFFICES AND PREMISES   | CO       | 74.15      | 6508        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £87.77      | £8.15    |
| BRITISH GAS PLC (NORTHERN), CROW HALL ROAD, NELSON INDUSTRIAL ESTATE,     | CRAMLINGTON | NE23 1LY | OFFICES AND PREMISES   | CO       | 1490.2     | 141271      | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0      |   | £94.80      | £8.81    |
| 1ST FLR 29-30, BAMBURGH HOUSE, MANOR WALKS SHOPPING CENTRE,               | CRAMLINGTON | NE23 6QE | OFFICES AND PREMISES   | CO       | 226.3      | 28288       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £125.00     | £11.61   |
| 1ST FLR 27-28, BAMBURGH HOUSE, MANOR WALKS SHOPPING CENTRE,               | CRAMLINGTON | NE23 6QE | OFFICES AND PREMISES   | CO       | 311.4      | 36981       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |   | £118.76     | £11.03   |
| CRAMLINGTON CAREERS OFFICE, PARADISE ROW, CRAMLINGTON, NORTHD             | CRAMLINGTON | NE23 6QF | OFFICES AND PREMISES   | ML       | 53.7       | 3365        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £62.66      | £5.82    |
| 1ST FLR OFFICES AT BLAGDON HOUSE, SMITHY SQUARE, CRAMLINGTON, NORTHD      | CRAMLINGTON | NE23 6QL | OFFICES AND PREMISES   | CO       | 78.9       | 9864        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £125.02     | £11.61   |
| 1C, CHURCH STREET, CRAMLINGTON, NORTHD                                    | CRAMLINGTON | NE23 6QQ | OFFICES AND PREMISES   | CO       | 29.5       | 3688        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £125.02     | £11.61   |
| 1ST FLR 1, CHURCH STREET, CRAMLINGTON, NORTHD                             | CRAMLINGTON | NE23 6QQ | OFFICES AND PREMISES   | CO       | 62.2       | 7776        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £125.02     | £11.61   |
| SUITE 12, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE, CRAMLINGTON,         | CRAMLINGTON | NE23 6QW | OFFICES AND PREMISES   | CO       | 48.1       | 6013        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £125.01     | £11.61   |
| SUITES 24-26, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE, CRAMLINGTON,     | CRAMLINGTON | NE23 6QW | OFFICES AND PREMISES   | CO       | 133.4      | 16676       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £125.01     | £11.61   |
| SUITE 13, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE, CRAMLINGTON,         | CRAMLINGTON | NE23 6QW | OFFICES AND PREMISES   | CO       | 33.5       | 4188        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £125.01     | £11.61   |
| SUITES 5-7, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE, CRAMLINGTON,       | CRAMLINGTON | NE23 6QW | OFFICES AND PREMISES   | CO       | 106.84     | 13356       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |   | £125.01     | £11.61   |
| SUITES 8-9, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE, CRAMLINGTON,       | CRAMLINGTON | NE23 6QW | OFFICES AND PREMISES   | CO       | 74.41      | 9301        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £125.00     | £11.61   |
| SUITES 10-11, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE, CRAMLINGTON,     | CRAMLINGTON | NE23 6QW | OFFICES AND PREMISES   | CO       | 65.62      | 7383        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £112.51     | £10.45   |
| SUITE 22-23 1ST FLR, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE,           | CRAMLINGTON | NE23 6QW | OFFICES AND PREMISES   | CO       | 84.3       | 10538       | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £125.01     | £11.61   |
| SUITE 3-4 1ST FLR, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE,             | CRAMLINGTON | NE23 6QW | OFFICES AND PREMISES   | CO       | 72.9       | 9113        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £125.01     | £11.61   |
| SUITE 14 1ST FLR, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE,              | CRAMLINGTON | NE23 6QW | OFFICE                 | CO       | 40.6       | 5075        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £125.00     | £11.61   |
| SUITE 17 1ST FLR, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE,              | CRAMLINGTON | NE23 6QW | OFFICES                | CO       | 52         | 6501        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £125.02     | £11.61   |
| SUITE 18-19 1ST FLR, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE,           | CRAMLINGTON | NE23 6QW | OFFICES                | CO       | 83.7       | 10464       | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £125.02     | £11.61   |
| SUITE 20 1ST FLR, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE,              | CRAMLINGTON | NE23 6QW | OFFICES                | CO       | 29.9       | 3738        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |   | £125.02     | £11.61   |
| SUITE 21 1ST FLR, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE,              | CRAMLINGTON | NE23 6QW | OFFICES                | CO       | 51         | 6375        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |   | £125.00     | £11.61   |

APPENDIX 3  
OFFICE STOCK

|  |             |          |                                |    |         |        |   |    |    |   |   |   |   |   |    |         |        |
|--|-------------|----------|--------------------------------|----|---------|--------|---|----|----|---|---|---|---|---|----|---------|--------|
| SUITES 35-40 & 48-52 2ND FLR, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE,   | CRAMLINGTON | NE23 6QW | OFFICES AND PREMISES           | CO | 353.19  | 44150  | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 41 | £125.00 | £11.61 |
| SUITES 27-34 & 41-47A, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE,          | CRAMLINGTON | NE23 6QW | OFFICES AND PREMISES           | CO | 545.33  | 68169  | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £125.01 | £11.61 |
| SUITE 1A 1ST FLR, DUDLEY COURT, MANOR WALKS SHOPPING CENTRE,               | CRAMLINGTON | NE23 6QW | OFFICE                         | CO | 29.6    | 3700   | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £125.00 | £11.61 |
| 1ST FLR 1, FRONT STREET, KLONDYKE, CRAMLINGTON, NORTHD                     | CRAMLINGTON | NE23 6RF | BEAUTICIAN STUDIO AND PREMISES | CO | 51.12   | 5458   | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £106.77 | £9.92  |
| SIDE ENDFIELD HOUSE, FRONT STREET, KLONDYKE, CRAMLINGTON, NORTHD           | CRAMLINGTON | NE23 6RF | OFFICES AND PREMISES           | CO | 11.33   | 1210   | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £106.80 | £9.92  |
| NATIONAL CARE STANDARDS COMISSION, NORTHUMBRIA HOUSE, MANOR WALKS          | CRAMLINGTON | NE23 6UR | OFFICES AND PREMISES           | CO | 480.9   | 60113  | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £125.00 | £11.61 |
| MR S HARVEY THE VILLAGE SURGERY, DUDLEY LANE, CRAMLINGTON, NORTHD          | CRAMLINGTON | NE23 6US | OFFICES AND PREMISES           | CO | 127.7   | 15626  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £122.36 | £11.37 |
| 6A/6B, CRASTER COURT, MANOR WALKS SHOPPING CENTRE, CRAMLINGTON,            | CRAMLINGTON | NE23 6UT | OFFICES AND PREMISES           | CO | 195.5   | 24438  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £125.00 | £11.61 |
| SUITE 3, CRASTER COURT, MANOR WALKS SHOPPING CENTRE, CRAMLINGTON,          | CRAMLINGTON | NE23 6UT | OFFICES AND PREMISES           | CO | 276.18  | 35593  | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £128.88 | £11.97 |
| SUITE 4, CRASTER COURT, MANOR WALKS SHOPPING CENTRE, CRAMLINGTON,          | CRAMLINGTON | NE23 6UT | OFFICES AND PREMISES           | CO | 297.71  | 39074  | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £131.25 | £12.19 |
| SUITE 5, CRASTER COURT, MANOR WALKS SHOPPING CENTRE, CRAMLINGTON,          | CRAMLINGTON | NE23 6UT | OFFICES AND PREMISES           | CO | 159.44  | 20927  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £131.25 | £12.19 |
| SUITE 2 1ST FLR, CRASTER COURT, MANOR WALKS SHOPPING CENTRE,               | CRAMLINGTON | NE23 6UT | OFFICES AND PREMISES           | CO | 779.7   | 87960  | 0 | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £112.81 | £10.48 |
| CRAMLINGTON LIBRARY & INFORMATION CENTRE, FORUM WAY, CRAMLINGTON,          | CRAMLINGTON | NE23 6YB | OFFICES AND PREMISES           | CO | 1079.79 | 131161 | 0 | 0  | 0  | 0 | 0 | 1 | 0 | 0 |    | £121.47 | £11.28 |
| SOCIAL SERVICES, FORUM WAY, CRAMLINGTON, NORTHD                            | CRAMLINGTON | NE23 6YD | OFFICES AND PREMISES           | CO | 410.3   | 50220  | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £122.40 | £11.37 |
|  |             |          |                                |    |         |        | 7 | 14 | 8  | 8 | 2 | 2 | 0 | 0 |    |         |        |
| UNIT 47, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 128.25  | 15244  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.86 | £11.04 |
| UNIT 1, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD             | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNIT 4, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD             | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNIT 5, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD             | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNIT 6, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD             | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNIT 15, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNIT 17, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 129.35  | 15382  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.92 | £11.05 |
| UNIT 18, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNIT 19, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNIT 20, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 127.5   | 15150  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.82 | £11.04 |
| UNIT 21, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 130.45  | 15519  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.97 | £11.05 |
| UNIT 22, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNIT 16 GND FLR, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD    | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 55.95   | 6994   | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £125.00 | £11.61 |
| UNIT 16 1ST FLR, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD    | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 59.2    | 7400   | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £125.00 | £11.61 |
| UNIT 25, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 128.05  | 15219  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.85 | £11.04 |
| UNIT 26, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNITS 11 12 AND 14, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 401.6   | 43522  | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £108.37 | £10.07 |
| UNITS 32-33, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD        | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 282.53  | 32459  | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £114.89 | £10.67 |
| UNIT 31, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.95  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.03 | £10.97 |
| UNIT 34, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 127.45  | 15144  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.82 | £11.04 |
| UNITS 35-36, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD        | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 242.9   | 27349  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £112.59 | £10.46 |
| UNIT 37, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNIT 38, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNIT 40, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNIT 39, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNIT 41, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNITS 42-44, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD        | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 396.7   | 43684  | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £110.12 | £10.23 |
| GND FLR UNIT 29, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD    | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 55.06   | 6883   | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £125.01 | £11.61 |
| 1ST FLR UNIT 29, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD    | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 59.9    | 7488   | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £125.01 | £11.61 |
| UNIT 27, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| 1ST FLR 30, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD         | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 65.5    | 7400   | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £112.98 | £10.50 |
| UNIT 28, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| GND FLR 30, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD         | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 62.25   | 6994   | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £112.35 | £10.44 |
| UNIT 23, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD            | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 121.45  | 14394  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £118.52 | £11.01 |
| UNITS 2/3, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD          | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 243     | 27349  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £112.55 | £10.46 |
| GND FLR UNIT 24, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD    | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 62.25   | 6994   | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £112.35 | £10.44 |
| 1ST FLR UNIT 24, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD    | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 75.2    | 8613   | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £114.53 | £10.64 |
| UNITS 45-46, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD        | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 249.7   | 28156  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £112.76 | £10.48 |
| UNITS 7-8, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD          | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 269.1   | 29296  | 0 | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £108.87 | £10.11 |
| UNIT 10B, APEX BUSINESS VILLAGE, ANNITSFORD, CRAMLINGTON, NORTHD           | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 62.25   | 6994   | 0 | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £112.35 | £10.44 |
| UNIT 9 AND 1ST FLOOR UNIT 10, APEX BUSINESS VILLAGE, ANNITSFORD,           | CRAMLINGTON | NE23 7BF | OFFICES AND PREMISES           | CO | 199.7   | 22967  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £115.01 | £10.68 |
|  |             |          |                                |    |         |        | 0 | 9  | 28 | 4 | 0 | 0 | 0 | 0 | 41 |         |        |
| 1A AT 8, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,       | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES           | CO | 108.2   | 14657  | 0 | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £135.46 | £12.58 |
| 2D AT 8, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,       | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES           | CO | 11.8    | 1688   | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £143.05 | £13.29 |
| GF 01 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES           | CO | 15.3    | 2108   | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £137.78 | £12.80 |
| GF 02 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES           | CO | 20.2    | 2768   | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £137.03 | £12.73 |
| GF 03 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES           | CO | 20.2    | 2768   | 1 | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £137.03 | £12.73 |



## APPENDIX 3

### OFFICE STOCK

|   |             |          |                      |    |        |        |   |   |   |   |   |   |   |   |   |   |         |        |
|---|-------------|----------|----------------------|----|--------|--------|---|---|---|---|---|---|---|---|---|---|---------|--------|
| GF 04 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 19.1   | 2620   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £137.17 | £12.74 |
| GF 05 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 17.1   | 2351   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £137.49 | £12.77 |
| GF 06 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 13.9   | 1970   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £141.73 | £13.17 |
| GF 07 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 13.4   | 1853   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £138.28 | £12.85 |
| GF 08 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 20.2   | 2768   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £137.03 | £12.73 |
| GF 09 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 20.2   | 2768   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £137.03 | £12.73 |
| GF 10 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 14.2   | 1960   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £138.03 | £12.82 |
| SF 01 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 14.6   | 2014   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £137.95 | £12.82 |
| SF 02 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 20.7   | 2835   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £136.96 | £12.72 |
| SF 03 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 13.7   | 1893   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £138.18 | £12.84 |
| SF 04 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 21.5   | 2943   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £136.88 | £12.72 |
| SF 05 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 21.5   | 2943   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £136.88 | £12.72 |
| SF 06 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 19.1   | 2620   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £137.17 | £12.74 |
| SF 07 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 19.1   | 2620   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £137.17 | £12.74 |
| SF 08 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 18.4   | 2526   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £137.28 | £12.75 |
| SF 09 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 18.4   | 2526   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £137.28 | £12.75 |
| SF 10 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 14.1   | 1947   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £138.09 | £12.83 |
| SF 11 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 14.1   | 1947   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £138.09 | £12.83 |
| SF 12 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 18.1   | 2485   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £137.29 | £12.75 |
| SF 13 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 18.4   | 2576   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £140.00 | £13.01 |
| FF 1 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,  | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 20.2   | 2718   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.55 | £12.50 |
| FF 2 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,  | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 33.2   | 4467   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.55 | £12.50 |
| FF 4 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,  | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 7.7    | 1036   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.55 | £12.50 |
| FF 5 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,  | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 7.7    | 1036   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.55 | £12.50 |
| FF 6 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,  | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 12.5   | 1682   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.56 | £12.50 |
| FF 7 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,  | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 9.2    | 1238   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.57 | £12.50 |
| FF 8 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,  | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 9.2    | 1238   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.57 | £12.50 |
| FF 9 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,  | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 11.2   | 1507   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.55 | £12.50 |
| FF 10 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 11.2   | 1507   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.55 | £12.50 |
| FF 11 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 13.8   | 1857   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.57 | £12.50 |
| FF 12 T 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,  | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 13.3   | 1789   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.51 | £12.50 |
| FF 13 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 12.5   | 1682   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.56 | £12.50 |
| FF 14 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 9      | 1211   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.56 | £12.50 |
| FF 15 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 9      | 1211   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.56 | £12.50 |
| FF 16 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 12.5   | 1682   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.56 | £12.50 |
| FF 17 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 34.4   | 4628   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.53 | £12.50 |
| FF 3 AT 2, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,  | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 12.5   | 1682   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.56 | £12.50 |
| UNIT 1, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,     | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 2414.8 | 272822 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | £112.98 | £10.50 |
| UNIT 3, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,     | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 497.5  | 66236  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £133.14 | £12.37 |
| 5, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, NORTHD   | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 569.9  | 76566  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £134.35 | £12.48 |
| UNITS 6-7, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,  | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 433.7  | 56992  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £131.41 | £12.21 |
| G1 AT 8, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 108.2  | 14657  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £135.46 | £12.58 |
| G2 AT 8, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 100.2  | 13581  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £135.54 | £12.59 |
| G3 AT 8, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 108.3  | 14671  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £135.47 | £12.58 |
| 1B AT 8, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 100.2  | 13581  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £135.54 | £12.59 |
| 1C AT 8, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 108.3  | 14671  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £135.47 | £12.58 |
| 1D AT 8, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 11.8   | 1688   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £143.05 | £13.29 |
| 2A AT 8, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 108.2  | 14657  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £135.46 | £12.58 |
| 2B AT 8, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 100.2  | 13581  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £135.54 | £12.59 |
| 2C AT 8, SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RY | OFFICES AND PREMISES | CO | 108.3  | 14671  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £135.47 | £12.58 |
| UNIT 9, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,     | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 217    | 27573  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £127.06 | £11.80 |
| UNIT 10, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 217    | 27573  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £127.06 | £11.80 |
| UNIT 3, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,     | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 217    | 27573  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £127.06 | £11.80 |
| UNIT 12, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 217    | 27573  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £127.06 | £11.80 |
| UNIT 14, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 217    | 27573  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £127.06 | £11.80 |
| UNIT 15, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 217    | 27573  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £127.06 | £11.80 |
| UNIT 16, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,    | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 217    | 27573  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £127.06 | £11.80 |
| UNIT 4, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON,     | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 217    | 27323  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £125.91 | £11.70 |
| GRD FLR 5, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK,               | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 95.7   | 12850  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.27 | £12.47 |
| 1ST FLR 5, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK,               | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 115.1  | 15460  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.32 | £12.48 |
| 1ST FLR 6, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK,               | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 115.1  | 15460  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £134.32 | £12.48 |
| SUITE 1 GND FLR 6, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK,       | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 46.03  | 4833   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £105.00 | £9.75  |

C = BLYTH VALLEY

APPENDIX 3  
OFFICE STOCK

|   |             |          |                      |    |         |         |    |    |    |    |   |   |   |   |     |         |        |
|---|-------------|----------|----------------------|----|---------|---------|----|----|----|----|---|---|---|---|-----|---------|--------|
| SUITE 2 GND FLR 6, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK,       | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 52.76   | 5511    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 70  | £104.45 | £9.70  |
| EXPLORE HOUSE UNIT 7, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK,    | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 217     | 27573   | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £127.06 | £11.80 |
| OSPREY HOUSE, BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK,            | CRAMLINGTON | NE23 7RZ | OFFICES AND PREMISES | CO | 221.65  | 27919   | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £125.96 | £11.70 |
|   |             |          |                      |    |         |         | 43 | 2  | 21 | 2  | 1 | 0 | 1 | 0 |     |         |        |
| UNIT 1, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE, BASSINGTON INDUSTRIAL | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 104.04  | 5444    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 25  | £52.33  | £4.86  |
| SUITE 17 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,       | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 10.1    | 1010    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 22 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,       | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 11.4    | 1140    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 15 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,       | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 10.8    | 1080    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 16 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,       | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 9.1     | 910     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 1 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,        | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 42.3    | 4230    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 5 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,        | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 11.6    | 1160    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 6 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,        | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 10.1    | 1010    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 7 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,        | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 12.7    | 1270    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 8 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,        | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 10.1    | 1010    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 11 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,       | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 10.7    | 1070    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 14 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,       | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 11.6    | 1160    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 4 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,        | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 10.1    | 1010    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 10 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,       | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 18.4    | 1840    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 12 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,       | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 22.8    | 2280    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 19 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,       | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 10.2    | 1020    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 20 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,       | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 36.5    | 3650    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 18 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,       | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 9.9     | 990     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 21 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,       | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 16.3    | 1630    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 23 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,       | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 9.5     | 950     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 24 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,       | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 11      | 1100    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| COMMUNAL ROOMS HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS         | CRAMLINGTON | NE23 8AD | COMMUNAL ROOMS       | CO | 36.9    | 3522    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £95.45  | £8.87  |
| SUITE 2 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,        | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 17.4    | 1740    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 3 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,        | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 16.3    | 1630    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
| SUITE 9 HUBBWAY HOUSE, BASSINGTON LANE, HUBBWAY BUSINESS CENTRE,        | CRAMLINGTON | NE23 8AD | OFFICES AND PREMISES | CO | 28.4    | 2840    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29  |
|   |             |          |                      |    |         |         | 24 | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 2   |         |        |
| THE HEMMEL, PLESSEY NORTH MOOR FARM, CRAMLINGTON, NORTHD                | CRAMLINGTON | NE23 8AU | OFFICES AND PREMISES | CO | 94      | 6530    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £69.47  | £6.45  |
| THE BEACONHILL CENTRE 163, LANGDALE DRIVE, CRAMLINGTON, NORTHD          | CRAMLINGTON | NE23 8EH | OFFICES AND PREMISES | CO | 1230.9  | 58013   | 0  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 202 | £47.13  | £4.38  |
|   |             |          |                      |    |         |         | 0  | 1  | 0  | 0  | 0 | 1 | 0 | 0 |     |         |        |
|   |             |          |                      |    | 28729.6 | 3149760 | 76 | 34 | 67 | 17 | 4 | 3 | 1 | 0 |     |         |        |
| BLYTH   |             |          |                      |    |         |         |    |    |    |    |   |   |   |   |     |         |        |
| CENTRE MANAGEMENT SUITE, KEEL ROW SHOPPING CENTRE, BLYTH, NORTHD        | BLYTH       | NE24 1AH | OFFICES AND PREMISES | CO | 39.4    | 1671    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 70  | £42.41  | £3.94  |
| 2ND FLR 14, COMMERCIAL ROAD, BLYTH, NORTHD                              | BLYTH       | NE24 1AQ | OFFICES AND PREMISES | CO | 49.36   | 2208    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £44.73  | £4.16  |
| 2, SIMPSON STREET, BLYTH, NORTHD  | BLYTH       | NE24 1AX | OFFICES AND PREMISES | CO | 49.4    | 2865    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £58.00  | £5.39  |
| 3, SIMPSON STREET, BLYTH, NORTHD  | BLYTH       | NE24 1AX | OFFICES AND PREMISES | CO | 43      | 2796    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £65.02  | £6.04  |
| 11, BOWES STREET, BLYTH, NORTHD   | BLYTH       | NE24 1BD | OFFICES AND PREMISES | CO | 38.8    | 2523    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £65.03  | £6.04  |
| 22-26, BOWES STREET, BLYTH, NORTHD                                      | BLYTH       | NE24 1BD | OFFICES AND PREMISES | CO | 152.2   | 9386    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £61.67  | £5.73  |
| 4 EBOR HOUSE, CHURCH STREET, BLYTH, NORTHD                              | BLYTH       | NE24 1BG | OFFICES AND PREMISES | CO | 60.7    | 3948    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £65.04  | £6.04  |
| 4, CHURCH STREET, BLYTH, NORTHD   | BLYTH       | NE24 1BG | OFFICES AND PREMISES | CO | 78.4    | 4341    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £55.37  | £5.14  |
| 1ST FLR 16, CHURCH STREET, BLYTH, NORTHD                                | BLYTH       | NE24 1BG | OFFICES AND PREMISES | CO | 48.3    | 3140    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £65.01  | £6.04  |
| 5, BRIDGE STREET, BLYTH, NORTHD   | BLYTH       | NE24 1BJ | OFFICES AND PREMISES | CO | 66.1    | 3674    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £55.58  | £5.16  |
| 8A, BRIDGE STREET, BLYTH, NORTHD  | BLYTH       | NE24 1BL | OFFICES AND PREMISES | CO | 47.3    | 2921    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £61.75  | £5.74  |
| 2A, PARSONS STREET, BLYTH, NORTHD                                       | BLYTH       | NE24 1BN | OFFICES AND PREMISES | CO | 91.9    | 5334    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £58.04  | £5.39  |
| 6A, PARSONS STREET, BLYTH, NORTHD                                       | BLYTH       | NE24 1BN | OFFICES AND PREMISES | CO | 33.6    | 1951    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £58.07  | £5.39  |
| 1ST FLR 79, WATERLOO ROAD, BLYTH, NORTHD                                | BLYTH       | NE24 1BU | OFFICES AND PREMISES | CO | 98.8    | 6423    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £65.01  | £6.04  |
| 1ST AND 2ND FLOOR ABOVE 29, WATERLOO ROAD, BLYTH, NORTHD                | BLYTH       | NE24 1BW | OFFICES AND PREMISES | CO | 413.9   | 15504   | 0  | 0  | 0  | 0  | 1 | 0 | 0 | 0 |     | £37.46  | £3.48  |
| MOMENTUM AT 101, WATERLOO ROAD, BLYTH, NORTHD                           | BLYTH       | NE24 1BY | OFFICES AND PREMISES | CO | 112     | 7281    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £65.01  | £6.04  |
| PROJECT NORTHUMBRIA AT 101, WATERLOO ROAD, BLYTH, NORTHD                | BLYTH       | NE24 1BY | OFFICES AND PREMISES | CO | 108.3   | 6943    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £64.11  | £5.96  |
| VACANT ROOMS AT 101, WATERLOO ROAD, BLYTH, NORTHD                       | BLYTH       | NE24 1BY | OFFICES AND PREMISES | CO | 97.1    | 4939    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £50.87  | £4.73  |
| 107A, WATERLOO ROAD, BLYTH, NORTHD                                      | BLYTH       | NE24 1BY | OFFICES AND PREMISES | CO | 90.6    | 5447    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £60.12  | £5.59  |
| 66A, WATERLOO ROAD, BLYTH, NORTHD                                       | BLYTH       | NE24 1DG | OFFICES AND PREMISES | CO | 48.9    | 2854    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £58.36  | £5.42  |
| 76A, WATERLOO ROAD, BLYTH, NORTHD                                       | BLYTH       | NE24 1DG | OFFICES AND PREMISES | CO | 58.5    | 3804    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £65.03  | £6.04  |
| 86, BOWES STREET, BLYTH, NORTHD   | BLYTH       | NE24 1EE | OFFICES AND PREMISES | CO | 60.1    | 2855    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £47.50  | £4.41  |
| BRUNELL BUILDING, MADDISON STREET, BLYTH, NORTHD                        | BLYTH       | NE24 1EY | OFFICES AND PREMISES | CO | 1039.37 | 78516   | 0  | 0  | 0  | 0  | 0 | 1 | 0 | 0 |     | £75.54  | £7.02  |
| 103, WRIGHT STREET, BLYTH, NORTHD                                       | BLYTH       | NE24 1HB | OFFICES AND PREMISES | CO | 1072.4  | 60861   | 0  | 0  | 0  | 0  | 0 | 1 | 0 | 0 |     | £56.75  | £5.27  |
| 10, BOB ELLIOTT HOUSE, WRIGHT STREET, BLYTH, NORTHD                     | BLYTH       | NE24 1HB | OFFICES AND PREMISES | CO | 80.4    | 4021    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £50.01  | £4.65  |
| UNIT K AT TOWER GARAGE, REGENT STREET, BLYTH, NORTHD                    | BLYTH       | NE24 1LL | OFFICES AND PREMISES | CO | 74.12   | 4537    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £61.21  | £5.69  |
| 16A, REGENT STREET, BLYTH, NORTHD                                       | BLYTH       | NE24 1LP | OFFICES AND PREMISES | CO | 114.5   | 7378    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £64.44  | £5.99  |



APPENDIX 3  
OFFICE STOCK

|  |       |          |                      |    |        |       |   |   |   |   |   |   |   |   |        |        |       |
|--|-------|----------|----------------------|----|--------|-------|---|---|---|---|---|---|---|---|--------|--------|-------|
| ALNMARITEC OFFICES, WIMBOURNE QUAY, BLYTH, NORTHD                            | BLYTH | NE24 1LT | OFFICES AND PREMISES | CO | 655.54 | 13498 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |        | £20.59 | £1.91 |
| ROOM 1.6A OFFSHORE HOUSE, ALBERT STREET, BLYTH, NORTHD                       | BLYTH | NE24 1LZ | OFFICE AND PREMISES  | CO | 16.5   | 1320  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| ROOM 1.7 OFFSHORE HOUSE, ALBERT STREET, BLYTH, NORTHD                        | BLYTH | NE24 1LZ | OFFICE AND PREMISES  | CO | 20.7   | 1656  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| ROOM 3.8 OFFSHORE HOUSE, ALBERT STREET, BLYTH, NORTHD                        | BLYTH | NE24 1LZ | OFFICES AND PREMISES | CO | 17.5   | 1050  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |        | £60.00 | £5.57 |
| 24, MILLFIELD GARDENS, BLYTH, NORTHD   | BLYTH | NE24 1PD | OFFICES AND PREMISES | CO | 52.92  | 2497  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |        | £47.18 | £4.38 |
| 40, BRIDGE STREET, BLYTH, NORTHD   | BLYTH | NE24 2AG | OFFICES AND PREMISES | CO | 175    | 14000 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| 38, BRIDGE STREET, BLYTH, NORTHD   | BLYTH | NE24 2AG | OFFICES AND PREMISES | CO | 154.7  | 12376 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| 30, BRIDGE STREET, BLYTH, NORTHD   | BLYTH | NE24 2AG | OFFICES AND PREMISES | CO | 123.5  | 9880  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| 28, BRIDGE STREET, BLYTH, NORTHD   | BLYTH | NE24 2AG | OFFICES AND PREMISES | CO | 123.5  | 9880  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| 36 RICHARD STANNARD HOUSE, BRIDGE STREET, BLYTH, NORTHD                      | BLYTH | NE24 2AG | OFFICES AND PREMISES | CO | 166.8  | 12552 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |        | £75.25 | £6.99 |
| 42 RICHARD STANNARD HOUSE, BRIDGE STREET, BLYTH, NORTHD                      | BLYTH | NE24 2AG | OFFICES AND PREMISES | CO | 192.6  | 14616 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |        | £75.89 | £7.05 |
| 32-34 RICHARD STANNARD HOUSE, BRIDGE STREET, BLYTH, NORTHD                   | BLYTH | NE24 2AG | OFFICES AND PREMISES | CO | 262.3  | 20984 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| 17-21, QUAY ROAD, BLYTH, NORTHD  | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 251.7  | 15518 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |        | £61.65 | £5.73 |
| IMPROVING CROFT & COWPEN QUAY EMPOWERING & TRAINING COMMUNITIES LTD,         | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 13.8   | 1104  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| CREDIT UNIOIN, ERIC TOLHURST CENTRE, QUAY ROAD, BLYTH, NORTHD                | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 14.4   | 1152  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| WELL WOMAN, ERIC TOLHURST CENTRE, QUAY ROAD, BLYTH, NORTHD                   | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 60.3   | 4824  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| B.R.I.C, ERIC TOLHURST CENTRE, QUAY ROAD, BLYTH, NORTHD                      | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 102.5  | 8200  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| DISABLED FORUM, ERIC TOLHURST CENTRE, QUAY ROAD, BLYTH, NORTHD               | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 87.1   | 6968  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| CITIZENS ADVICE BUREAU, ERIC TOLHURST CENTRE, QUAY ROAD, BLYTH, NORTHD       | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 103.9  | 8312  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| NORTHUMBERLAND COUNTY COUNCIL, ERIC TOLHURST CENTRE, QUAY ROAD,              | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 83.6   | 6688  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| B L I S S, ERIC TOLHURST CENTRE, QUAY ROAD, BLYTH, NORTHD                    | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 33.6   | 2688  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |        | £80.00 | £7.43 |
| 1ST FLR SOUTH SUITE, ARMS EVERYTNE HOUSE, QUAY ROAD, BLYTH, NORTHD           | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 286.54 | 23496 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |        | £82.00 | £7.62 |
| 2ND FLR SUITE SOUTH, ARMS EVERYTNE HOUSE, QUAY ROAD, BLYTH, NORTHD           | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 286.54 | 23496 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |        | £82.00 | £7.62 |
| SUITES 24/25 1ST FLR & 30-32 2ND FLR, ARMS EVERYTNE HOUSE, QUAY ROAD, BLYTH, | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 190.95 | 15425 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |        | £80.78 | £7.50 |
| GROUND FLOOR SUITE 14, ARMS EVERYTNE HOUSE, QUAY ROAD, BLYTH, NORTHD         | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 28.71  | 2354  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |        | £81.99 | £7.62 |
| OFFICES 3 & 4 NORTH SUITE 2ND FLR, ARMS EVERYTNE HOUSE, QUAY ROAD, BLYTH,    | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 61.89  | 4842  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |        | £78.24 | £7.27 |
| GROUND FLOOR SUITE 15, ARMS EVERYTNE HOUSE, QUAY ROAD, BLYTH, NORTHD         | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 24.91  | 2043  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |        | £82.02 | £7.62 |
| GROUND FLOOR SUITE 17, ARMS EVERYTNE HOUSE, QUAY ROAD, BLYTH, NORTHD         | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 30.96  | 2539  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |        | £82.01 | £7.62 |
| GROUND FLOOR SUITE 19, ARMS EVERYTNE HOUSE, QUAY ROAD, BLYTH, NORTHD         | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 36.66  | 3006  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |        | £82.00 | £7.62 |
| SUITES 26 & 27 1ST FLR, ARMS EVERYTNE HOUSE, QUAY ROAD, BLYTH, NORTHD        | BLYTH | NE24 2AS | OFFICES AND PREMISES | CO | 54.48  | 4467  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |        | £81.99 | £7.62 |
| 4, BALLAST HILL, BLYTH, NORTHD   | BLYTH | NE24 2AU | OFFICES AND PREMISES | CO | 66.03  | 4170  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |        | £63.15 | £5.87 |
| GND & PT 1ST FLRS 79, BRIDGE STREET, BLYTH, NORTHD                           | BLYTH | NE24 2AW | OFFICES AND PREMISES | CO | 225.44 | 12398 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |        | £54.99 | £5.11 |
| PT 1ST & PT 2ND FLRS 79, BRIDGE STREET, BLYTH, NORTHD                        | BLYTH | NE24 2AW | OFFICES AND PREMISES | CO | 277.42 | 14290 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |        | £51.51 | £4.79 |
| PT 2ND FLR 79, BRIDGE STREET, BLYTH, NORTHD                                  | BLYTH | NE24 2AW | OFFICES AND PREMISES | CO | 77.24  | 3766  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |        | £48.76 | £4.53 |
| 3, SEXTANT HOUSE, FREEHOLD STREET, BLYTH, NORTHD                             | BLYTH | NE24 2BA | OFFICE AND PREMISES  | CO | 91.2   | 7334  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |        | £80.42 | £7.47 |
| 1-3 COMPASS HOUSE, FREEHOLD STREET, BLYTH, NORTHD                            | BLYTH | NE24 2BA | OFFICES AND PREMISES | ML | 390.5  | 27400 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |        | £70.17 | £6.52 |
| 1, SEXTANT HOUSE, FREEHOLD STREET, BLYTH, NORTHD                             | BLYTH | NE24 2BA | OFFICE AND PREMISES  | CO | 84.1   | 6502  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |        | £77.31 | £7.18 |
| 2, SEXTANT HOUSE, FREEHOLD STREET, BLYTH, NORTHD                             | BLYTH | NE24 2BA | OFFICES AND PREMISES | CO | 154.6  | 10774 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |        | £69.69 | £6.47 |
| 3, FREEHOLD STREET, BLYTH, NORTHD  | BLYTH | NE24 2BA | STORE AND PREMISES   | CO | 41.9   | 1990  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |        | £47.49 | £4.41 |
| 4-6, SEXTANT HOUSE, FREEHOLD STREET, BLYTH, NORTHD                           | BLYTH | NE24 2BA | OFFICES AND PREMISES | CO | 287.3  | 22190 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |        | £77.24 | £7.18 |
| 7-8, SEXTANT HOUSE, FREEHOLD STREET, BLYTH, NORTHD                           | BLYTH | NE24 2BA | OFFICES AND PREMISES | CO | 284.2  | 19578 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |        | £68.89 | £6.40 |
| 9, SEXTANT HOUSE, FREEHOLD STREET, BLYTH, NORTHD                             | BLYTH | NE24 2BA | OFFICES AND PREMISES | CO | 170.9  | 11790 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |        | £68.99 | £6.41 |
| 10, SEXTANT HOUSE, FREEHOLD STREET, BLYTH, NORTHD                            | BLYTH | NE24 2BA | OFFICE AND PREMISES  | CO | 84.2   | 6564  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |        | £77.96 | £7.24 |
| 5, STANLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 2BS | OFFICES AND PREMISES | CO | 147.9  | 8379  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £56.65 | £5.26  |       |
| 4-6-8, STANLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 2BS | OFFICES AND PREMISES | CO | 400.9  | 22258 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £55.52 | £5.16  |       |
| 9, STANLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 2BS | OFFICES AND PREMISES | CO | 185.6  | 10972 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £59.12 | £5.49  |       |
| 12, STANLEY STREET, BLYTH, NORTHD  | BLYTH | NE24 2BU | OFFICES AND PREMISES | CO | 143.9  | 9035  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £62.79 | £5.83  |       |
| 14, STANLEY STREET, BLYTH, NORTHD  | BLYTH | NE24 2BU | OFFICES AND PREMISES | CO | 125.3  | 8147  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £65.02 | £6.04  |       |
| 16, STANLEY STREET, BLYTH, NORTHD  | BLYTH | NE24 2BU | OFFICES AND PREMISES | CO | 110.2  | 6671  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £60.54 | £5.62  |       |
| 18, STANLEY STREET, BLYTH, NORTHD  | BLYTH | NE24 2BU | OFFICES AND PREMISES | CO | 94.6   | 6150  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £65.01 | £6.04  |       |
| 20, STANLEY STREET, BLYTH, NORTHD  | BLYTH | NE24 2BU | OFFICES AND PREMISES | CO | 213.3  | 12853 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £60.26 | £5.60  |       |
| 15-17, STANLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 2BZ | OFFICES & PREMISES   | CO | 240.8  | 14785 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £61.40 | £5.70  |       |
| 22-24, STANLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 2BZ | OFFICES AND PREMISES | CO | 198.6  | 10931 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £55.04 | £5.11  |       |
| GROUND FLOOR AT BRIDGE HOUSE, PERCY STREET, BLYTH, NORTHD                    | BLYTH | NE24 2DF | OFFICES AND PREMISES | CO | 816    | 45594 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £55.88 | £5.19  |       |
| 1ST & 2ND FLOORS AT BRIDGE HOUSE, PERCY STREET, BLYTH, NORTHD                | BLYTH | NE24 2DF | OFFICES AND PREMISES | CO | 1489.7 | 85009 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | £57.06 | £5.30  |       |
| 22, BEACONSFIELD STREET, BLYTH, NORTHD                                       | BLYTH | NE24 2DP | OFFICES AND PREMISES | CO | 115.1  | 6730  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £58.47 | £5.43  |       |
| 25, CARLTON STREET, BLYTH, NORTHD  | BLYTH | NE24 2DT | OFFICES AND PREMISES | CO | 39.6   | 2575  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £65.03 | £6.04  |       |
| 29, CARLTON STREET, BLYTH, NORTHD  | BLYTH | NE24 2DT | OFFICES AND PREMISES | CO | 191.7  | 9218  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £48.09 | £4.47  |       |
| GRD FLR 15, UNION STREET, BLYTH, NORTHD                                      | BLYTH | NE24 2EB | OFFICES AND PREMISES | CO | 18.8   | 1161  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £61.76 | £5.74  |       |
| 1, CROFT ROAD, BLYTH, NORTHD   | BLYTH | NE24 2JL | OFFICES AND PREMISES | CO | 83.8   | 5507  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £65.72 | £6.11  |       |
| 20, CROFT ROAD, BLYTH, NORTHD  | BLYTH | NE24 2JL | OFFICES AND PREMISES | CO | 89.6   | 5451  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £60.84 | £5.65  |       |
| 93, BONDICAR TERRACE, BLYTH, NORTHD  | BLYTH | NE24 2JR | OFFICES AND PREMISES | ML | 194.3  | 11976 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £61.64 | £5.73  |       |

APPENDIX 3  
OFFICE STOCK

|   |       |          |                           |    |          |         |    |    |    |    |   |   |   |   |     |         |       |
|---|-------|----------|---------------------------|----|----------|---------|----|----|----|----|---|---|---|---|-----|---------|-------|
| CIVIC CENTRE, RENWICK ROAD, BLYTH, NORTHD                             | BLYTH | NE24 2LH | OFFICES AND PREMISES      | ML | 1559.3   | 68417   | 0  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 93  | £43.88  | £4.08 |
| 71, MARLOW STREET, BLYTH, NORTHD                                      | BLYTH | NE24 2RH | OFFICES AND PREMISES      | CO | 36.9     | 1515    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £41.06  | £3.81 |
| 1, JUBILEE COURT, SEVENTH AVENUE, BLYTH, NORTHD                       | BLYTH | NE24 2SZ | OFFICES AND PREMISES      | CO | 42.9     | 2145    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £50.00  | £4.65 |
| CUSTOM HOUSE, RIDLEY STREET, BLYTH, NORTHD                            | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 173.8    | 8047    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £46.30  | £4.30 |
|   |       |          |                           |    |          |         | 24 | 25 | 28 | 10 | 2 | 4 | 0 | 0 | 36  |         |       |
| 103, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD        | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 12.1     | 1210    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| 104, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD        | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 12       | 1200    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| 105, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD        | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 11.9     | 1190    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| 106, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD        | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 11.7     | 1170    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| 107, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD        | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 9.1      | 910     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| 108, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD        | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 8.9      | 890     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| 109, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD        | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 14       | 1400    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM 110 COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD    | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 9.1      | 910     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| 111, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD        | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 8.9      | 890     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| 115, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD        | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 18.9     | 1890    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| 116, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD        | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 36.3     | 3630    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| 117, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD        | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 36.2     | 3620    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM 119 COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD    | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 22.4     | 2240    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| 120, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD        | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 22.4     | 2240    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| 121, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD        | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 26       | 2600    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| COMMUNAL ROOMS AT, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 154.6    | 15460   | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM G06, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 29.8     | 2980    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM G07, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 21.3     | 2130    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM G08, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 21.2     | 2120    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM G09, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 18.8     | 1880    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM G10, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 36.2     | 3620    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM G11, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 36.1     | 3610    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM G13, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 22.5     | 2250    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM G14, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 22.4     | 2240    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM G15, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 26.1     | 2610    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM G12, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 3AG | OFFICE AND PREMISES       | CO | 44.7     | 4470    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM 118, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 3AG | OFFICE AND PREMISES       | CO | 44.7     | 4470    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOMS G02/G03, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH,     | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 27.3     | 2730    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOMS G05, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD  | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 16.1     | 1610    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM 112, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 23.1     | 2310    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ROOM 113, COMMUNITY ENTERPRISE CENTRE, RIDLEY STREET, BLYTH, NORTHD   | BLYTH | NE24 3AG | OFFICES AND PREMISES      | CO | 19.7     | 1970    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| EDDIE FERGUSON HOUSE, TATE STREET, BLYTH, NORTHD                      | BLYTH | NE24 3AU | OFFICES AND PREMISES      | CO | 1690.6   | 169060  | 0  | 0  | 0  | 0  | 0 | 1 | 0 | 0 |     | £100.00 | £9.29 |
| RNAX BUILDING, SOUTH HARBOUR, BLYTH, NORTHD                           | BLYTH | NE24 3PA | OFFICES AND PREMISES      | CO | 128.5    | 3495    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £27.20  | £2.53 |
| 1ST FLR ROCKET CART HOUSE, SOUTH HARBOUR, BLYTH, NORTHD               | BLYTH | NE24 3PA | MEETING ROOM AND PREMISES | CO | 40       | 2010    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £50.25  | £4.67 |
| EX WATERGUARD OFFICE, SOUTH HARBOUR, BLYTH, NORTHD                    | BLYTH | NE24 3PA | OFFICES AND PREMISES      | CO | 133.9    | 5263    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £39.31  | £3.65 |
| INTERNATIONAL PLYWOOD (IMPORTERS) LTD, SOUTH HARBOUR, BLYTH, NORTHD   | BLYTH | NE24 3PB | OFFICES AND PREMISES      | CO | 84.1     | 2656    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £31.58  | £2.93 |
|   |       |          |                           |    |          |         | 31 | 1  | 3  | 0  | 0 | 1 | 0 | 0 |     |         |       |
| OFFICES AND PREMISES, EAST PARK VIEW, BLYTH, NORTHD                   | BLYTH | NE24 3AY | OFFICES AND PREMISES      | ML | 101.2    | 6471    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 17  | £63.94  | £5.94 |
| 3, STANLEY STREET, BLYTH, NORTHD                                      | BLYTH | NE24 3BS | OFFICES AND PREMISES      | CO | 153.3    | 8613    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £56.18  | £5.22 |
| 7, STANLEY STREET, BLYTH, NORTHD                                      | BLYTH | NE24 3BS | OFFICES AND PREMISES      | CO | 73.2     | 4379    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £59.82  | £5.56 |
| SOUTH SHORE SALES OFFICE, LINKS ROAD, BLYTH, NORTHD                   | BLYTH | NE24 3PF | OFFICES AND PREMISES      | CO | 18       | 889     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £49.39  | £4.59 |
| FORT HOUSE, LINKS ROAD, BLYTH, NORTHD                                 | BLYTH | NE24 3PQ | OFFICES AND PREMISES      | CO | 75       | 3693    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £49.24  | £4.57 |
| 3RD FLR 79, BRIDGE STREET, BLYTH, NORTHD                              | BLYTH | NE24 4AG | OFFICES AND PREMISES      | CO | 100.55   | 4201    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £41.78  | £3.88 |
| UNIT 22, PLESSEY ROAD WORKSHOPS, PLESSEY ROAD, BLYTH, NORTHD          | BLYTH | NE24 4BN | OFFICES AND PREMISES      | CO | 37.8     | 1678    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £44.39  | £4.12 |
| NORTHUMBERLAND CHILDRENS FUND, LAVEROCK HALL BUSINESS UNIT, LAVEROCK  | BLYTH | NE24 4HE | OFFICES AND PREMISES      | CO | 148.3    | 7665    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £51.69  | £4.80 |
| SOCIAL SERVICES, LYNDON WALK, BLYTH, NORTHD                           | BLYTH | NE24 4LJ | OFFICES AND PREMISES      | CO | 97.8     | 4496    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £45.97  | £4.27 |
| CRT, LYNDON WALK, BLYTH, NORTHD                                       | BLYTH | NE24 4LJ | OFFICES AND PREMISES      | CO | 83.1     | 3754    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £45.17  | £4.20 |
| START, LYNDON WALK, BLYTH, NORTHD                                     | BLYTH | NE24 4LJ | OFFICES AND PREMISES      | CO | 18.4     | 920     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £50.00  | £4.65 |
| ADMIN OFFICES, LYNDON WALK, BLYTH, NORTHD                             | BLYTH | NE24 4LJ | OFFICES AND PREMISES      | CO | 63.4     | 2945    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £46.45  | £4.32 |
| REAY SECURITY, CONISTON ROAD, RSL BUILDINGS, BLYTH RIVERSIDE BUSINESS | BLYTH | NE24 4RN | OFFICES AND PREMISES      | CO | 643.2    | 31390   | 0  | 0  | 0  | 0  | 1 | 0 | 0 | 0 |     | £48.80  | £4.53 |
| ROOM 4, ALBION ACTIVITY CENTRE, ALBION WAY, BLYTH, NORTHD             | BLYTH | NE24 5BL | OFFICES AND PREMISES      | CO | 80.31    | 3309    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £41.20  | £3.83 |
| 29, BRIERLEY ROAD, BLYTH, NORTHD                                      | BLYTH | NE24 5PP | OFFICES AND PREMISES      | ML | 144.2    | 7227    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £50.12  | £4.66 |
| EDENDALE HOUSE, DENE VIEW DRIVE, BLYTH, NORTHD                        | BLYTH | NE24 5PT | OFFICES AND PREMISES      | CO | 61.2     | 2750    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £44.93  | £4.17 |
| GREENSIDE HOUSE, DENE VIEW DRIVE, BLYTH, NORTHD                       | BLYTH | NE24 5PT | OFFICES AND PREMISES      | CO | 15.2     | 605     | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £39.80  | £3.70 |
|   |       |          |                           |    |          |         | 4  | 7  | 5  | 0  | 1 | 0 | 0 | 0 | 146 |         |       |
| SEATON DELAVAL  |       |          |                           |    | 21744.94 | 1381743 | 59 | 33 | 36 | 10 | 3 | 5 | 0 | 0 |     |         |       |

C = BLYTH VALLEY

APPENDIX 3  
OFFICE STOCK

|   |                |          |                      |    |       |       |   |   |   |   |   |   |   |   |   |        |       |
|---|----------------|----------|----------------------|----|-------|-------|---|---|---|---|---|---|---|---|---|--------|-------|
| DURKIN PROPERTIES LTD, DURKIN BUSINESS PARK, SEGHILL, CRAMLINGTON,    | CRAMLINGTON    | NE23 7DE | OFFICES AND PREMISES | CO | 195.3 | 7293  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | £37.34 | £3.47 |
| FRONT OFFICE, DURKIN BUSINESS PARK, SEGHILL, CRAMLINGTON, NORTHD      | CRAMLINGTON    | NE23 7DR | OFFICES AND PREMISES | CO | 48    | 2305  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |   | £48.02 | £4.46 |
| MACGREGOR HOUSE, STATION ROAD, SEATON DELAVAL, WHITLEY BAY, TYNE AND  | SEATON DELAVAL | NE25 0PT | OFFICES AND PREMISES | CO | 465.2 | 24397 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |   | £52.44 | £4.87 |
| MACGREGOR HOUSE 1ST FLOOR, STATION ROAD, SEATON DELAVAL, WHITLEY BAY, | SEATON DELAVAL | NE25 0PT | OFFICES AND PREMISES | CO | 139.7 | 8202  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |   | £58.71 | £5.45 |
|   |                |          |                      |    | 604.9 | 32599 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |   |        |       |

APPENDIX 3  
OFFICE STOCK

| ADDRESS  | TOWN      | POSTCODE | DESCRIPTION                     | PSD<br>CODE | TOTAL<br>AREA (sq<br>m) | TOTAL<br>VALUE | < 50 | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |    | Rent / sq<br>m | Rent psf |
|--|-----------|----------|---------------------------------|-------------|-------------------------|----------------|------|----------|-----------|-----------|------------|-------------|-------------|--------|----|----------------|----------|
| PONTELAND  |           |          |                                 |             |                         |                |      |          |           |           |            |             |             |        |    |                |          |
| HEDDON, HORSLEY, WYLAM   |           |          |                                 |             |                         |                |      |          |           |           |            |             |             |        |    |                |          |
| OFFICE 1 LIBRARY BUILDING, TOWNE GATE, HEDDON-ON-THE-WALL,         |           | NE15 0DT | OFFICE AND PREMISES             | CO          | 15.22                   | 685            | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | 3  | £45.01         | £4.18    |
| OFFICES 3 & 4, TOWNE GATE, HEDDON-ON-THE-WALL, NEWCASTLE UPON      |           | NE15 0DT | OFFICES AND PREMISES            | CO          | 30.68                   | 1380           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £44.98         | £4.18    |
| OFFICE 2 LIBRARY BUILDING, TOWNE GATE, HEDDON-ON-THE-WALL,         |           | NE15 0DT | OFFICE AND PREMISES             | CO          | 13.26                   | 597            | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £45.02         | £4.18    |
|  |           |          |                                 |             |                         |                | 3    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | 3  |                |          |
| OFFICE 1 DISSINGTON HALL, DISSINGTON, NEWCASTLE UPON TYNE          |           | NE18 0AD | OFFICE AND PREMISES             | CO          | 27.4                    | 2192           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £80.00         | £7.43    |
| OFFICE 2 DISSINGTON HALL, DISSINGTON, NEWCASTLE UPON TYNE          |           | NE18 0AD | OFFICE AND PREMISES             | CO          | 20.7                    | 1656           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £80.00         | £7.43    |
| OFFICE 3 DISSINGTON HALL, DISSINGTON, NEWCASTLE UPON TYNE          |           | NE18 0AD | OFFICE AND PREMISES             | CO          | 24.5                    | 1960           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £80.00         | £7.43    |
| AEGIS ENERGY DISSINGTON HALL, DISSINGTON, NEWCASTLE UPON TYNE      |           | NE18 0AD | OFFICE AND PREMISES             | CO          | 15.85                   | 1268           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £80.00         | £7.43    |
| CHAMBER OFFICE 2 DISSINGTON HALL, DISSINGTON, NEWCASTLE UPON       |           | NE18 0AD | OFFICES AND PREMISES            | CO          | 80.75                   | 6460           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £80.00         | £7.43    |
|  |           |          |                                 |             |                         |                | 4    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | 5  |                |          |
| KEANE ANALYTICAL LTD VALLUM FARM, EAST WALLHOUSES, NEWCASTLE       |           | NE18 0LL | OFFICES AND PREMISES            | CO          | 355.5                   | 15570          | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £43.80         | £4.07    |
| GND FLR UNIT 5 VALLUM FARM, EAST WALLHOUSES, MILITARY ROAD,        |           | NE18 0LL | OFFICE                          | CO          | 34.5                    | 1685           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £48.84         | £4.54    |
| 1ST FLR UNIT 5 VALLUM FARM, EAST WALLHOUSES, MILITARY ROAD,        |           | NE18 0LL | OFFICE AND PREMISES             | CO          | 32                      | 1317           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | 3  | £41.16         | £3.82    |
|  |           |          |                                 |             |                         |                | 2    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    |                |          |
| UNIT 1, HORSLEY BUSINESS CENTRE, HORSLEY, NEWCASTLE UPON TYNE      |           | NE15 0NS | OFFICE AND PREMISES             | CO          | 97.8                    | 9052           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £92.56         | £8.60    |
| UNIT 2, HORSLEY BUSINESS CENTRE, HORSLEY, NEWCASTLE UPON TYNE      |           | NE15 0NS | OFFICE AND PREMISES             | CO          | 46.6                    | 4294           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | 10 | £92.15         | £8.56    |
| UNIT 3, HORSLEY BUSINESS CENTRE, HORSLEY, NEWCASTLE UPON TYNE      |           | NE15 0NS | OFFICE AND PREMISES             | CO          | 97.8                    | 9052           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £92.56         | £8.60    |
| UNIT 4, HORSLEY BUSINESS CENTRE, HORSLEY, NEWCASTLE UPON TYNE      |           | NE15 0NS | OFFICE AND PREMISES             | CO          | 71.8                    | 6662           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £92.79         | £8.62    |
| UNIT 6, HORSLEY BUSINESS CENTRE, HORSLEY, NEWCASTLE UPON TYNE      |           | NE15 0NS | OFFICE AND PREMISES             | CO          | 75.5                    | 6995           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £92.65         | £8.61    |
| UNIT 7, HORSLEY BUSINESS CENTRE, HORSLEY, NEWCASTLE UPON TYNE      |           | NE15 0NS | OFFICE AND PREMISES             | CO          | 72.2                    | 6698           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £92.77         | £8.62    |
| UNIT 8, HORSLEY BUSINESS CENTRE, HORSLEY, NEWCASTLE UPON TYNE      |           | NE15 0NS | OFFICES AND PREMISES            | CO          | 109.9                   | 10191          | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £92.73         | £8.61    |
| UNIT 5, HORSLEY BUSINESS CENTRE, HORSLEY, NEWCASTLE UPON TYNE      |           | NE15 0NS | OFFICE AND PREMISES             | CO          | 80.7                    | 7463           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £92.48         | £8.59    |
| UNIT 10, HORSLEY BUSINESS CENTRE, HORSLEY, NEWCASTLE UPON TYNE     |           | NE15 0NS | OFFICE AND PREMISES             | CO          | 72.4                    | 6716           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £92.76         | £8.62    |
| UNIT 9, HORSLEY BUSINESS CENTRE, HORSLEY, NEWCASTLE UPON TYNE      |           | NE15 0NY | OFFICE AND PREMISES             | CO          | 57.4                    | 5316           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £92.61         | £8.60    |
|  |           |          |                                 |             |                         |                | 1    | 8        | 1         | 0         | 0          | 0           | 0           | 0      |    |                |          |
| STATION HOUSE, STATION ROAD, WYLAM, NORTHD                         |           | NE41 8HR | OFFICES AND PREMISES            | CO          | 117.2                   | 8673           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £74.00         | £6.87    |
| MIDDLEMAY LAMB, MIDDLE COLDCOATES FARM, MILBOURNE, PONTELAND,      |           | NE20 0DG | BUTCHERY AND PREMISES           | CO          | 33.29                   | 1274           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £38.27         | £3.56    |
| ESTATE OFFICE, BELSAY, NEWCASTLE UPON TYNE                         |           | NE20 0DN | OFFICES AND PREMISES            | CO          | 50.37                   | 1795           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | 10 | £35.64         | £3.31    |
| BELSAY INSIDE OUT - REAR OF ESTATE OFFICE, BELSAY, NEWCASTLE UPON  |           | NE20 0DN | OFFICES AND PREMISES            | CO          | 39.19                   | 1490           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £38.02         | £3.53    |
| WEST BITCHFIELD TOWER, BELSAY, NEWCASTLE UPON TYNE                 |           | NE20 0JP | OFFICES AND PREMISES            | CO          | 111.51                  | 4570           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £40.98         | £3.81    |
| UNIT 2, PONT PARK, PONTELAND, NEWCASTLE UPON TYNE                  |           | NE20 0JY | OFFICES AND PREMISES            | CO          | 48.2                    | 4876           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £101.16        | £9.40    |
| UNIT 4, PONT PARK, PONTELAND, NEWCASTLE UPON TYNE                  |           | NE20 0JY | OFFICES AND PREMISES            | CO          | 189.8                   | 20933          | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £110.29        | £10.25   |
| UNIT 5, PONT PARK, PONTELAND, NEWCASTLE UPON TYNE                  |           | NE20 0JY | OFFICES AND PREMISES            | CO          | 130.4                   | 14864          | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £113.99        | £10.59   |
| BLACKETT HOUSE, MATFEN, NEWCASTLE UPON TYNE                        |           | NE20 0RP | OFFICES AND PREMISES            | CO          | 174.2                   | 7570           | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £43.46         | £4.04    |
| THE OLD LAUNDRY, MATFEN, NEWCASTLE UPON TYNE                       |           | NE20 0RP | OFFICES AND PREMISES            | CO          | 54.8                    | 2273           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £41.48         | £3.85    |
|  |           |          |                                 |             |                         |                | 3    | 2        | 5         | 0         | 0          | 0           | 0           | 0      |    |                |          |
| UNITS 1-3 1ST FLR 7, BELL VILLAS, PONTELAND, NEWCASTLE UPON TYNE   | PONTELAND | NE20 9BD | OFFICES AND PREMISES            | CO          | 57                      | 7126           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.02        | £11.61   |
| UNIT 3 1ST FLR 7, BELL VILLAS, PONTELAND, NEWCASTLE UPON TYNE      | PONTELAND | NE20 9BD | OFFICE                          | CO          | 29.9                    | 3738           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.02        | £11.61   |
| 17A, BELL VILLAS, PONTELAND, NEWCASTLE UPON TYNE                   | PONTELAND | NE20 9BD | OFFICES AND PREMISES            | CO          | 114.2                   | 12247          | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £107.24        | £9.96    |
| 45, BELL VILLAS, PONTELAND, NEWCASTLE UPON TYNE                    | PONTELAND | NE20 9BD | OFFICES AND PREMISES            | COW         | 753.5                   | 51919          | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      |    | £68.90         | £6.40    |
| 8, BELL VILLAS, PONTELAND, NEWCASTLE UPON TYNE                     | PONTELAND | NE20 9BE | OFFICES AND PREMISES            | CO          | 27.2                    | 3400           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.00        | £11.61   |
| ROOK MATTHEWS SAYER, ASH HOUSE, BELL VILLAS, PONTELAND,            | PONTELAND | NE20 9BE | OFFICES AND PREMISES            | CO          | 80.6                    | 10077          | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.02        | £11.61   |
| 1ST FLR 6-8, BELL VILLAS, PONTELAND, NEWCASTLE UPON TYNE           | PONTELAND | NE20 9BE | OFFICES AND PREMISES            | CO          | 55.1                    | 6888           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.01        | £11.61   |
| FUZE HAIRDRESSING, ASH HOUSE, BELL VILLAS, PONTELAND, NEWCASTLE    | PONTELAND | NE20 9BE | HAIRDRESSING SALON AND PREMISES | CO          | 60.4                    | 7550           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.00        | £11.61   |
| 1ST FLR SUITE 2, ASH HOUSE, BELL VILLAS, PONTELAND, NEWCASTLE UPON | PONTELAND | NE20 9BE | OFFICES AND PREMISES            | CO          | 38.9                    | 4864           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.04        | £11.62   |
| 12-14, BELL VILLAS, PONTELAND, NEWCASTLE UPON TYNE                 | PONTELAND | NE20 9BE | OFFICES AND PREMISES            | CO          | 169.37                  | 19275          | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £113.80        | £10.57   |
| MAXWELL SEALS 1ST FLR AFI HOUSE, STREET HOUSES, PONTELAND,         | PONTELAND | NE20 9BT | OFFICES AND PREMISES            | CO          | 62.6                    | 3480           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | 10 | £55.59         | £5.16    |
| NE DIAGNOSTICS GND FLR AFI HOUSE, STREET HOUSES, PONTELAND,        | PONTELAND | NE20 9BT | OFFICES AND PREMISES            | CO          | 86.23                   | 6530           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £75.73         | £7.04    |
| GADGET MAGPIE 1ST FLR AFI HOUSE, STREET HOUSES, PONTELAND,         | PONTELAND | NE20 9BT | OFFICE AND PREMISES             | CO          | 56.63                   | 3033           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £53.56         | £4.98    |
| ENIGMA FINANCIAL SERVICES 1ST FLR AFI HOUSE, STREET HOUSES,        | PONTELAND | NE20 9BT | OFFICE AND PREMISES             | CO          | 50.66                   | 2306           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £45.52         | £4.23    |
| 1ST FLR 17, MAIN STREET, PONTELAND, NEWCASTLE UPON TYNE            | PONTELAND | NE20 9NH | OFFICES AND PREMISES            | CO          | 126.8                   | 11639          | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £91.79         | £8.53    |
| SOVEREIGN CARE 2ND FLR 25, MAIN STREET, PONTELAND, NEWCASTLE       | PONTELAND | NE20 9NH | OFFICES AND PREMISES            | CO          | 46.8                    | 4388           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £93.76         | £8.71    |
| A R JONES LTD 2ND FLR 25, MAIN STREET, PONTELAND, NEWCASTLE UPON   | PONTELAND | NE20 9NH | OFFICES AND PREMISES            | CO          | 22.2                    | 2081           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £93.74         | £8.71    |
| VERGERS COTTAGE, MAIN STREET, PONTELAND, NEWCASTLE UPON TYNE       | PONTELAND | NE20 9NR | OFFICES AND PREMISES            | ML          | 48.8                    | 6100           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.00        | £11.61   |
| OLD STATION COURT, PONTELAND, NEWCASTLE UPON TYNE                  | PONTELAND | NE20 9NT | OFFICES AND PREMISES            | CO          | 81.6                    | 10500          | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £128.68        | £11.95   |
| CONNACHT FINANCIAL SERVICES 1ST FLR 2, DARRAS ROAD, PONTELAND,     | PONTELAND | NE20 9NX | OFFICES AND PREMISES            | CO          | 57.1                    | 7076           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £123.92        | £11.51   |
| KEN REED 1ST FLR 2, DARRAS ROAD, PONTELAND, NEWCASTLE UPON TYNE    | PONTELAND | NE20 9NX | OFFICE AND PREMISES             | CO          | 27.3                    | 3413           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.02        | £11.61   |
| SLEIGHT FINANCIAL MANAGEMENT LTD 1ST FLOOR 42, MERTON ROAD,        | PONTELAND | NE20 9PS | OFFICES AND PREMISES            | CO          | 94                      | 9870           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £105.00        | £9.75    |
| A BLAND PONTELAND HAIR & BEAUTY 1ST FLR 42, MERTON ROAD,           | PONTELAND | NE20 9PS | OFFICES AND PREMISES            | CO          | 81.45                   | 8552           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £105.00        | £9.75    |
| A SLINN PONTELAND HAIR AND BEAUTY 1ST FLR 42, MERTON ROAD,         | PONTELAND | NE20 9PS | OFFICES AND PREMISES            | CO          | 64.67                   | 6790           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £104.99        | £9.75    |
| SEBASTIAN SNOW 1ST FLR 44, MERTON ROAD, PONTELAND, NEWCASTLE       | PONTELAND | NE20 9PS | OFFICES AND PREMISES            | CO          | 49.67                   | 4366           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £87.90         | £8.17    |
| 8, MERTON ROAD, PONTELAND, NEWCASTLE UPON TYNE                     | PONTELAND | NE20 9PY | OFFICES AND PREMISES            | CO          | 51.2                    | 5377           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £105.02        | £9.76    |
| SURE START, THORNHILL ROAD, PONTELAND, NEWCASTLE UPON TYNE         | PONTELAND | NE20 9QB | CHILDRENS CENTRE AND PREMISES   | CO          | 190.67                  | 23528          | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £123.40        | £11.46   |
| VACANT ROOMS AT 4, MAIN STREET , PONTELAND, NEWCASTLE UPON TYNE    | PONTELAND | NE20 9SS | OFFICES AND PREMISES            | CO          | 23.12                   | 2890           | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.00        | £11.61   |



APPENDIX 3  
OFFICE STOCK

|   |           |          |                                 |    |         |        |    |    |    |   |   |   |   |   |     |         |        |
|---|-----------|----------|---------------------------------|----|---------|--------|----|----|----|---|---|---|---|---|-----|---------|--------|
| 3A, WEST ROAD, PONTELAND, NEWCASTLE UPON TYNE                   | PONTELAND | NE20 9SU | OFFICES AND PREMISES            | CO | 65.3    | 7953   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 37  | £121.79 | £11.31 |
| 5-11, WEST ROAD, PONTELAND, NEWCASTLE UPON TYNE                 | PONTELAND | NE20 9SU | OFFICES AND PREMISES            | CO | 295.08  | 35760  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |     | £121.19 | £11.26 |
| 12, WEST ROAD, PONTELAND, NEWCASTLE UPON TYNE                   | PONTELAND | NE20 9SU | OFFICES AND PREMISES            | CO | 130.17  | 15275  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £117.35 | £10.90 |
| GND FLR 11, WEST ROAD, PONTELAND, NEWCASTLE UPON TYNE           | PONTELAND | NE20 9SU | OFFICES AND PREMISES            | CO | 38.02   | 4534   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £119.25 | £11.08 |
| 1ST FLR 11, WEST ROAD, PONTELAND, NEWCASTLE UPON TYNE           | PONTELAND | NE20 9SU | OFFICES AND PREMISES            | CO | 26.5    | 3256   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £122.87 | £11.41 |
| 2, WEST ROAD, PONTELAND, NEWCASTLE UPON TYNE                    | PONTELAND | NE20 9SU | OFFICES AND PREMISES            | CO | 64.9    | 7764   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £119.63 | £11.11 |
| 10A, WEST ROAD, PONTELAND, NEWCASTLE UPON TYNE                  | PONTELAND | NE20 9SU | OFFICES AND PREMISES            | CO | 88      | 10054  | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £114.25 | £10.61 |
| 10B, WEST ROAD, PONTELAND, NEWCASTLE UPON TYNE                  | PONTELAND | NE20 9SU | OFFICES AND PREMISES            | CO | 73.51   | 8314   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £113.10 | £10.51 |
| ELAND HOUSE, ELAND LANE, PONTELAND, NEWCASTLE UPON TYNE         | PONTELAND | NE20 9TR | OFFICES AND PREMISES            | CO | 105.68  | 11166  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £105.66 | £9.82  |
|   |           |          |                                 |    |         |        | 11 | 18 | 6  | 1 | 1 | 0 | 0 | 0 | 25  |         |        |
| ROOM 5 UNIT 1, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,       | PONTELAND | NE20 9SD | OFFICE AND PREMISES             | CO | 11.5    | 805    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| SUITES 9 & 10, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,       | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 93.26   | 6293   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £67.48  | £6.27  |
| SUITE 16 1ST FLR UNIT 1, MEADOWFIELD COURT, MEADOWFIELD,        | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 60.2    | 4071   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £67.62  | £6.28  |
| ROOM 11 UNIT 1, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,      | PONTELAND | NE20 9SD | OFFICE AND PREMISES             | CO | 14.3    | 1001   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| ROOM 12 AT UNIT 1, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,   | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 8.2     | 574    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| ROOM 14 AT UNIT 1, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,   | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 24.1    | 1687   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| ROOM 15 AT UNIT 1, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,   | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 13.75   | 963    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.04  | £6.51  |
| UNIT3 ABACUS HOUSE, MEADOWFIELD, PONTELAND, NEWCASTLE UPON      | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 122.1   | 8547   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| 1ST FLR CONTRACT HOUSE, MEADOWFIELD, PONTELAND, NEWCASTLE       | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 98.7    | 6909   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| HEDLEY DESIGN LTD, HEDLEY HOUSE, MEADOWFIELD, PONTELAND,        | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 53.8    | 3766   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| PETER HARRISON BUSINESS EQUIPMENT, HEDLEY HOUSE, MEADOWFIELD,   | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 66.4    | 4554   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £68.58  | £6.37  |
| CHRISTOPHER BRUMMITT, HEDLEY HOUSE, MEADOWFIELD, PONTELAND,     | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 63.3    | 4431   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| OFFICES 2-3 1ST FLR, MEADOWFIELD HOUSE, MEADOWFIELD, PONTELAND, | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 31.54   | 2148   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £68.10  | £6.33  |
| OFFICES 1 & 2 GND FLR, MEADOWFIELD HOUSE, MEADOWFIELD,          | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 28.33   | 1984   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.03  | £6.51  |
| OFFICE 3 GND FLR, MEADOWFIELD HOUSE, MEADOWFIELD, PONTELAND,    | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 15.96   | 1061   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £66.48  | £6.18  |
| OFFICE 4 GND FLR, MEADOWFIELD HOUSE, MEADOWFIELD, PONTELAND,    | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 10.19   | 678    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £66.54  | £6.18  |
| OFFICE 4 1ST FLR, MEADOWFIELD HOUSE, MEADOWFIELD, PONTELAND,    | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 25.25   | 1729   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £68.48  | £6.36  |
| OFFICE 5 1ST FLR, MEADOWFIELD HOUSE, MEADOWFIELD, PONTELAND,    | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 14.35   | 954    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £66.48  | £6.18  |
| OFFICE 6 1ST FLR, MEADOWFIELD HOUSE, MEADOWFIELD, PONTELAND,    | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 14.91   | 992    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £66.53  | £6.18  |
| OFFICE 1 1ST FLR, MEADOWFIELD HOUSE, MEADOWFIELD, PONTELAND,    | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 10.22   | 680    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £66.54  | £6.18  |
| ROOMS 1 & 2 UNIT 1, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,  | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 32.4    | 2087   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £64.41  | £5.98  |
| ROOM 3 UNIT 1, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,       | PONTELAND | NE20 9SD | OFFICE AND PREMISES             | CO | 15.8    | 1106   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| ROOM 6 UNIT 1, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,       | PONTELAND | NE20 9SD | OFFICE AND PREMISES             | CO | 30.1    | 2107   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| ROOM 7 UNIT 1, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,       | PONTELAND | NE20 9SD | OFFICE AND PREMISES             | CO | 6.3     | 441    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| ROOMS 4 & 8 UNIT 1, MEADOWFIELD COURT, MEADOWFIELD, PONTELAND,  | PONTELAND | NE20 9SD | OFFICES AND PREMISES            | CO | 42.4    | 2968   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
|   |           |          |                                 |    |         |        | 18 | 6  | 1  | 0 | 0 | 0 | 0 | 0 | 15  |         |        |
| A1 GRAINGER, PRESTWICK PARK, PONTELAND, NEWCASTLE UPON TYNE     | PONTELAND | NE20 9SJ | OFFICES AND PREMISES            | CO | 82.3    | 13039  | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £158.43 | £14.72 |
| A2 GRAINGER, PRESTWICK PARK, PONTELAND, NEWCASTLE UPON TYNE     | PONTELAND | NE20 9SJ | OFFICES AND PREMISES            | CO | 79.2    | 12533  | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £158.24 | £14.70 |
| A3 GRAINGER, PRESTWICK PARK, PONTELAND, NEWCASTLE UPON TYNE     | PONTELAND | NE20 9SJ | OFFICES AND PREMISES            | CO | 164.5   | 27687  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £168.31 | £15.64 |
| B1 DOBSON, PRESTWICK PARK, PONTELAND, NEWCASTLE UPON TYNE       | PONTELAND | NE20 9SJ | OFFICES AND PREMISES            | CO | 97.9    | 15973  | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £163.16 | £15.16 |
| UNIT B2 DOBSON, PRESTWICK PARK, PONTELAND, NEWCASTLE UPON TYNE  | PONTELAND | NE20 9SJ | OFFICES AND PREMISES            | CO | 101.2   | 16575  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £163.78 | £15.22 |
| BEWICK UNIT C, PRESTWICK PARK, PONTELAND, NEWCASTLE UPON TYNE   | PONTELAND | NE20 9SJ | OFFICES AND PREMISES            | CO | 51.02   | 8505   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £166.70 | £15.49 |
| D1 ARMSTRONG, PRESTWICK PARK, PONTELAND, NEWCASTLE UPON TYNE    | PONTELAND | NE20 9SJ | OFFICES AND PREMISES            | CO | 59.4    | 9416   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £158.52 | £14.73 |
| D2 ARMSTRONG, PRESTWICK PARK, PONTELAND, NEWCASTLE UPON TYNE    | PONTELAND | NE20 9SJ | OFFICES AND PREMISES            | CO | 159.7   | 25544  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £159.95 | £14.86 |
| D3 ARMSTRONG, PRESTWICK PARK, PONTELAND, NEWCASTLE UPON TYNE    | PONTELAND | NE20 9SJ | OFFICES AND PREMISES            | CO | 58.8    | 9311   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £158.35 | £14.71 |
| E1 GREY, PRESTWICK PARK, PONTELAND, NEWCASTLE UPON TYNE         | PONTELAND | NE20 9SJ | OFFICES AND PREMISES            | CO | 148.7   | 23740  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £159.65 | £14.83 |
| E2 GREY, PRESTWICK PARK, PONTELAND, NEWCASTLE UPON TYNE         | PONTELAND | NE20 9SJ | OFFICES AND PREMISES            | CO | 59.6    | 9450   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £158.56 | £14.73 |
| G1 STEPHENSON, PRESTWICK PARK, PONTELAND, NEWCASTLE UPON TYNE   | PONTELAND | NE20 9SJ | OFFICES AND PREMISES            | CO | 149.3   | 23818  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £159.53 | £14.82 |
| G2 STEPHENSON, PRESTWICK PARK, PONTELAND, NEWCASTLE UPON TYNE   | PONTELAND | NE20 9SJ | OFFICES AND PREMISES            | CO | 149.3   | 23818  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £159.53 | £14.82 |
| H COLLINGWOOD, PRESTWICK PARK, PONTELAND, NEWCASTLE UPON TYNE   | PONTELAND | NE20 9SJ | OFFICES AND PREMISES            | CO | 68.8    | 10714  | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £155.73 | £14.47 |
| SWAN, PRESTWICK HALL COURT, PRESTWICK HALL FARM, PONTELAND,     | PONTELAND | NE20 9TU | OFFICES AND PREMISES            | CO | 193.4   | 31495  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £162.85 | £15.13 |
|   |           |          |                                 |    |         |        | 0  | 8  | 7  | 0 | 0 | 0 | 0 | 0 | 108 |         |        |
|   |           |          |                                 |    | 8406.73 | 852760 | 42 | 43 | 20 | 2 | 1 | 0 | 0 | 0 |     |         |        |
| MORPETH   |           |          |                                 |    |         |        |    |    |    |   |   |   |   |   |     |         |        |
| 1A, NEWGATE STREET, MORPETH, NORTHD                             | MORPETH   | NE61 1AL | OFFICES AND PREMISES            | CO | 69.6    | 4872   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| 1B, NEWGATE STREET, MORPETH, NORTHD                             | MORPETH   | NE61 1AL | HAIRDRESSING SALON AND PREMISES | CO | 60.8    | 3192   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £52.50  | £4.88  |
| 7A, NEWGATE STREET, MORPETH, NORTHD                             | MORPETH   | NE61 1AL | STORES AND PREMISES             | CO | 24.7    | 1150   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £46.56  | £4.33  |
| 9B, NEWGATE STREET, MORPETH, NORTHD                             | MORPETH   | NE61 1AL | OFFICES AND PREMISES            | CO | 56      | 3724   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £66.50  | £6.18  |
| 9A, NEWGATE STREET, MORPETH, NORTHD                             | MORPETH   | NE61 1AL | OFFICES AND PREMISES            | CO | 29.7    | 1876   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £63.16  | £5.87  |
| 19A/B, NEWGATE STREET, MORPETH, NORTHD                          | MORPETH   | NE61 1AW | OFFICES AND PREMISES            | CO | 34.9    | 1832   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £52.49  | £4.88  |
| MCCLARENCE FINANCIAL LTD 2ND FLR 19B, NEWGATE STREET, MORPETH,  | MORPETH   | NE61 1AW | OFFICE                          | CO | 14.9    | 782    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £52.48  | £4.88  |
| 1ST FLR 27, NEWGATE STREET, MORPETH, NORTHD                     | MORPETH   | NE61 1AW | OFFICES AND PREMISES            | CO | 53.1    | 3717   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| 59, NEWGATE STREET, MORPETH, NORTHD                             | MORPETH   | NE61 1AY | OFFICES AND PREMISES            | CO | 117.39  | 7301   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £62.19  | £5.78  |
| 20B, NEWGATE STREET, MORPETH, NORTHD                            | MORPETH   | NE61 1BA | OFFICES AND PREMISES            | CO | 42      | 0      | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £0.00   | £0.00  |
| 1ST & 2ND FLOORS 22, NEWGATE STREET, MORPETH, NORTHD            | MORPETH   | NE61 1BA | OFFICES AND PREMISES            | CO | 153.8   | 9306   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £60.51  | £5.62  |
| 28B, NEWGATE STREET, MORPETH, NORTHD                            | MORPETH   | NE61 1BA | OFFICES AND PREMISES            | CO | 17.7    | 1239   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| BARNARDOS 1ST FLR 26-28, NEWGATE STREET, MORPETH, NORTHD        | MORPETH   | NE61 1BA | OFFICES AND PREMISES            | CO | 13.98   | 930    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £66.52  | £6.18  |
| 28A, NEWGATE STREET, MORPETH, NORTHD                            | MORPETH   | NE61 1BA | CONSULTING ROOMS AND PREMISES   | CO | 16.4    | 1148   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.00  | £6.50  |
| 32B (REAR 1ST FLR), NEWGATE STREET, MORPETH, NORTHD             | MORPETH   | NE61 1BA | OFFICES AND PREMISES            | CO | 44.4    | 2934   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £66.08  | £6.14  |
| FRONT 32A 1ST AND 2ND FLRS, NEWGATE STREET, MORPETH, NORTHD     | MORPETH   | NE61 1BA | OFFICES AND PREMISES            | CO | 142.9   | 9141   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £63.97  | £5.94  |
| 9-10, BILTONS COURT, MORPETH, NORTHD                            | MORPETH   | NE61 1BD | OFFICES AND PREMISES            | CO | 31.2    | 1966   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £63.01  | £5.85  |

D = CASTLE MORPETH

APPENDIX 3  
OFFICE STOCK

|  |         |          |                               |    |        |        |    |    |    |   |   |   |   |   |   |   |         |        |
|--|---------|----------|-------------------------------|----|--------|--------|----|----|----|---|---|---|---|---|---|---|---------|--------|
| 11, BILTONS COURT, MORPETH, NORTHD                             | MORPETH | NE61 1BD | OFFICES AND PREMISES          | CO | 52.9   | 3333   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £63.01  | £5.85  |
| 1ST FLR 54, NEWGATE STREET, MORPETH, NORTHD                    | MORPETH | NE61 1BE | STUDIO AND PREMISES           | CO | 50.7   | 3372   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £66.51  | £6.18  |
| 2ND FLR 54, NEWGATE STREET, MORPETH, NORTHD                    | MORPETH | NE61 1BE | OFFICE AND PREMISES           | CO | 27.2   | 1430   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £52.57  | £4.88  |
| 56B, NEWGATE STREET, MORPETH, NORTHD                           | MORPETH | NE61 1BE | OFFICES AND PREMISES          | CO | 62.9   | 4035   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £64.15  | £5.96  |
| 6A, MANCHESTER STREET, MORPETH, NORTHD                         | MORPETH | NE61 1BH | OFFICES AND PREMISES          | CO | 61.41  | 4299   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £70.00  | £6.50  |
| 8, MANCHESTER STREET, MORPETH, NORTHD                          | MORPETH | NE61 1BH | OFFICES AND PREMISES          | CO | 112    | 6240   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £55.71  | £5.18  |
| 10, MANCHESTER STREET, MORPETH, NORTHD                         | MORPETH | NE61 1BH | OFFICES AND PREMISES          | CO | 84.1   | 5788   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £68.82  | £6.39  |
| 12, MANCHESTER STREET, MORPETH, NORTHD                         | MORPETH | NE61 1BH | OFFICES AND PREMISES          | CO | 73.9   | 4740   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £64.14  | £5.96  |
| 14, MANCHESTER STREET, MORPETH, NORTHD                         | MORPETH | NE61 1BH | OFFICES AND PREMISES          | CO | 90.1   | 6065   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £67.31  | £6.25  |
| SPRINGWELL HOUSE, WELLWAY, MORPETH, NORTHD                     | MORPETH | NE61 1BJ | OFFICES AND PREMISES          | CO | 63.29  | 4253   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £67.20  | £6.24  |
| BOROUGH HALL, WELLWAY, MORPETH, NORTHD                         | MORPETH | NE61 1BN | OFFICES AND PREMISES          | CO | 165.8  | 10541  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £63.58  | £5.91  |
| 94, NEWGATE STREET, MORPETH, NORTHD                            | MORPETH | NE61 1BU | OFFICES AND PREMISES          | ML | 773.6  | 43669  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £56.45  | £5.24  |
| 25, NORTH PLACE, MORPETH, NORTHD                               | MORPETH | NE61 1DF | OFFICES AND PREMISES          | CO | 71.7   | 5254   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £73.28  | £6.81  |
| 4B, MARKET PLACE, MORPETH, NORTHD                              | MORPETH | NE61 1HG | OFFICES AND PREMISES          | CO | 115.77 | 7277   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £62.86  | £5.84  |
| 1ST FLR 12, MARKET PLACE, MORPETH, NORTHD                      | MORPETH | NE61 1HG | OFFICES AND PREMISES          | CO | 73.7   | 4558   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £61.85  | £5.75  |
| 2ND FLR 12, MARKET PLACE, MORPETH, NORTHD                      | MORPETH | NE61 1HG | OFFICES AND PREMISES          | CO | 73.4   | 3540   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £48.23  | £4.48  |
| 2ND & 3RD FLRS 14, MARKET PLACE, MORPETH, NORTHD               | MORPETH | NE61 1HG | OFFICES AND PREMISES          | CO | 72.1   | 3575   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £49.58  | £4.61  |
| 1ST & 2ND FLRS 17, MARKET PLACE, MORPETH, NORTHD               | MORPETH | NE61 1HG | OFFICES AND PREMISES          | CO | 180.48 | 10191  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £56.47  | £5.25  |
| GREYSTOKE PHARMACY, KINGS AVENUE, MORPETH, NORTHD              | MORPETH | NE61 1JA | PHARMACY AND PREMISES         | CO | 98.73  | 6825   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £69.13  | £6.42  |
| FORMER GREYSTOKE SURGERY, KINGS AVENUE, MORPETH, NORTHD        | MORPETH | NE61 1JA | OFFICES AND PREMISES          | CO | 272.51 | 22460  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £82.42  | £7.66  |
| JOB CENTRE, NEW MARKET, MORPETH, NORTHD                        | MORPETH | NE61 1LA | OFFICES AND PREMISES          | CO | 1232.7 | 163625 | 0  | 0  | 0  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £132.74 | £12.33 |
| 4B, BRIDGE STREET, MORPETH, NORTHD                             | MORPETH | NE61 1NB | OFFICES AND PREMISES          | CO | 53.3   | 2981   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £55.93  | £5.20  |
| 18A, BRIDGE STREET, MORPETH, NORTHD                            | MORPETH | NE61 1NB | OFFICES AND PREMISES          | CO | 57.5   | 3217   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £55.95  | £5.20  |
| NCC, HEPSCOTT PARK, STANNINGTON, MORPETH, NORTHD               | MORPETH | NE61 1NF | OFFICES AND PREMISES          | ML | 4339.6 | 234922 | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | £54.13  | £5.03  |
| 34A, BRIDGE STREET, MORPETH, NORTHD                            | MORPETH | NE61 1NL | OFFICES AND PREMISES          | CO | 34.2   | 2394   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £70.00  | £6.50  |
| GND FLR (REAR) 36, BRIDGE STREET, MORPETH, NORTHD              | MORPETH | NE61 1NL | HAIRDRESSING SALON & PREMISES | CO | 25.1   | 1957   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £77.97  | £7.24  |
| 1ST FLR (REAR) 36, BRIDGE STREET, MORPETH, NORTHD              | MORPETH | NE61 1NL | OFFICES AND PREMISES          | CO | 47.1   | 3297   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £70.00  | £6.50  |
| 1ST FLR (FRONT) AND 2ND FLR 36, BRIDGE STREET, MORPETH, NORTHD | MORPETH | NE61 1NL | OFFICES AND PREMISES          | CO | 81.7   | 5099   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £62.41  | £5.80  |
| 48A, BRIDGE STREET, MORPETH, NORTHD                            | MORPETH | NE61 1NL | OFFICES AND PREMISES          | CO | 101.74 | 5893   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £57.92  | £5.38  |
| 1ST FLR UNIT 3A, SANDERSON ARCADE, MORPETH, NORTHD             | MORPETH | NE61 1NS | OFFICES AND PREMISES          | CO | 27.68  | 4068   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £146.97 | £13.65 |
| OFFICE 3D, SANDERSON ARCADE, MORPETH, NORTHD                   | MORPETH | NE61 1NS | OFFICE AND PREMISES           | CO | 84.81  | 12467  | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £147.00 | £13.66 |
| OFFICE 3B, SANDERSON ARCADE, MORPETH, NORTHD                   | MORPETH | NE61 1NS | OFFICE AND PREMISES           | CO | 28.27  | 4156   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £147.01 | £13.66 |
| OFFICE 3C, SANDERSON ARCADE, MORPETH, NORTHD                   | MORPETH | NE61 1NS | OFFICE AND PREMISES           | CO | 47.02  | 6912   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £147.00 | £13.66 |
| OFFICE 4A, SANDERSON ARCADE, MORPETH, NORTHD                   | MORPETH | NE61 1NS | OFFICES AND PREMISES          | CO | 29.83  | 4176   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £139.99 | £13.01 |
| OFFICE 4B, SANDERSON ARCADE, MORPETH, NORTHD                   | MORPETH | NE61 1NS | HAIR SALON AND PREMISES       | CO | 69.55  | 10224  | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £147.00 | £13.66 |
| OFFICE 4C, SANDERSON ARCADE, MORPETH, NORTHD                   | MORPETH | NE61 1NS | HAIR SALON AND PREMISES       | CO | 26.54  | 3901   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £146.99 | £13.65 |
| OFFICE 4D, SANDERSON ARCADE, MORPETH, NORTHD                   | MORPETH | NE61 1NS | OFFICES AND PREMISES          | CO | 66.85  | 9827   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £147.00 | £13.66 |
| UNIT 27, SANDERSON ARCADE, MORPETH, NORTHD                     | MORPETH | NE61 1NS | OFFICE                        | CO | 10.7   | 1423   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £132.99 | £12.35 |
| MANAGEMENT SUITE, SANDERSON ARCADE, MORPETH, NORTHD            | MORPETH | NE61 1NS | OFFICES AND PREMISES          | CO | 82.3   | 6481   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £78.75  | £7.32  |
| OFFICE 6 OWEN HOUSE, SANDERSON ARCADE, MORPETH, NORTHD         | MORPETH | NE61 1NS | OFFICES AND PREMISES          | CO | 427.4  | 59773  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £139.85 | £12.99 |
| UNIT 3F, SANDERSON ARCADE, MORPETH, NORTHD                     | MORPETH | NE61 1NS | OFFICES AND PREMISES          | CO | 130.37 | 17943  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £137.63 | £12.79 |
| 15, BRIDGE STREET, MORPETH, NORTHD                             | MORPETH | NE61 1NT | OFFICES AND PREMISES          | CO | 262.3  | 15561  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £59.33  | £5.51  |
| 1ST FLR 21A, BRIDGE STREET, MORPETH, NORTHD                    | MORPETH | NE61 1NT | OFFICES AND PREMISES          | CO | 168.12 | 10899  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £64.83  | £6.02  |
| 2ND FLR 21A, BRIDGE STREET, MORPETH, NORTHD                    | MORPETH | NE61 1NT | OFFICES AND PREMISES          | CO | 173.2  | 9093   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £52.50  | £4.88  |
| 1ST & 2ND FLRS 25, BRIDGE STREET, MORPETH, NORTHD              | MORPETH | NE61 1PE | OFFICES AND PREMISES          | CO | 75     | 4935   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £65.80  | £6.11  |
| 1ST FLR 35, BRIDGE STREET, MORPETH, NORTHD                     | MORPETH | NE61 1PE | OFFICES AND PREMISES          | CO | 149.2  | 9922   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £66.50  | £6.18  |
| 10A, CHANTRY PLACE, MORPETH, NORTHD                            | MORPETH | NE61 1PJ | OFFICES AND PREMISES          | CO | 110.32 | 5380   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £48.77  | £4.53  |
| THE BAGPIPE MUSEUM, THE CHANTRY, CHANTRY PLACE, MORPETH,       | MORPETH | NE61 1PJ | MUSEUM AND PREMISES           | CO | 185.69 | 8241   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £44.38  | £4.12  |
| NORTHUMBERLAND COUNTY COUNCIL, THE CHANTRY, CHANTRY PLACE,     | MORPETH | NE61 1PJ | OFFICES AND PREMISES          | CO | 268.71 | 18933  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £70.46  | £6.55  |
| OSWALD HOUSE 63, BRIDGE STREET, MORPETH, NORTHD                | MORPETH | NE61 1PQ | OFFICES AND PREMISES          | CO | 360.5  | 22883  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £63.48  | £5.90  |
| 5A, OLDGATE, MORPETH, NORTHD                                   | MORPETH | NE61 1PY | OFFICES AND PREMISES          | CO | 109.4  | 6555   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £59.92  | £5.57  |
| 7B, OLDGATE, MORPETH, NORTHD                                   | MORPETH | NE61 1PY | OFFICES AND PREMISES          | CO | 49.9   | 2621   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £52.53  | £4.88  |
| TOWER BUILDINGS, OLDGATE, MORPETH, NORTHD                      | MORPETH | NE61 1PY | OFFICES AND PREMISES          | CO | 185.2  | 12843  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £69.35  | £6.44  |
| WATSON HOUSE 23, OLDGATE, MORPETH, NORTHD                      | MORPETH | NE61 1PY | OFFICES AND PREMISES          | CO | 160.5  | 9279   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £57.81  | £5.37  |
| SUGARCRAFT UNIT 2 THE OLD STABLES, GREYS YARD, MORPETH, NORTHD | MORPETH | NE61 1PY | OFFICES AND PREMISES          | CO | 68.41  | 5268   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £77.01  | £7.15  |
| UNIT 3 SOUTH THE OLD STABLES, GREYS YARD, MORPETH, NORTHD      | MORPETH | NE61 1PY | OFFICES AND PREMISES          | CO | 114.8  | 8840   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £77.00  | £7.15  |
| CONTACT, GREYS YARD, MORPETH, NORTHD                           | MORPETH | NE61 1QD | OFFICES AND PREMISES          | CO | 161.1  | 11277  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £70.00  | £6.50  |
| UNIT 1 THE OLD STABLES, GREYS YARD, MORPETH, NORTHD            | MORPETH | NE61 1QD | OFFICES AND PREMISES          | CO | 82.3   | 6337   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £77.00  | £7.15  |
| DESIGN TWO THE OLD STABLES, GREYS YARD, MORPETH, NORTHD        | MORPETH | NE61 1QD | OFFICES AND PREMISES          | CO | 49.7   | 3827   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £77.00  | £7.15  |
| UNIT 3 NORTH THE OLD STABLES, GREYS YARD, MORPETH, NORTHD      | MORPETH | NE61 1QD | OFFICES AND PREMISES          | CO | 94.1   | 7246   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £77.00  | £7.15  |
| MICHELLE FOWLER PHOTOGRAPHY 15-17, OLDGATE, MORPETH, NORTHD    | MORPETH | NE61 1QF | OFFICES AND PREMISES          | CO | 42.4   | 2968   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £70.00  | £6.50  |
| ELLEN SIMPLY SEWING 15-17, OLDGATE, MORPETH, NORTHD            | MORPETH | NE61 1QF | OFFICE AND PREMISES           | CO | 19.1   | 1314   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £68.80  | £6.39  |
| 2, ST GEORGES SQUARE, MORPETH, NORTHD                          | MORPETH | NE61 1SL | OFFICES AND PREMISES          | CO | 68.1   | 4095   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £60.13  | £5.59  |
| GND FLR WELLWOOD HOUSE, DARK LANE, MORPETH, NORTHD             | MORPETH | NE61 1SU | OFFICES AND PREMISES          | CO | 33.4   | 2298   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £68.80  | £6.39  |
| 1ST FLR WELLWOOD HOUSE, DARK LANE, MORPETH, NORTHD             | MORPETH | NE61 1SU | OFFICES AND PREMISES          | CO | 29     | 2080   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £71.72  | £6.66  |
| WELLWOOD HOUSE, DARK LANE, MORPETH, NORTHD                     | MORPETH | NE61 1SU | OFFICES AND PREMISES          | CO | 342    | 6095   | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £17.82  | £1.66  |
| REIVERS HOUSE, STAITHES LANE, MORPETH, NORTHD                  | MORPETH | NE61 1TD | OFFICES AND PREMISES          | CO | 268.8  | 14895  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £55.41  | £5.15  |
| WHOLLEY GOODINGS, PETHGATE HOUSE, CASTLE SQUARE, MORPETH,      | MORPETH | NE61 1YB | OFFICES AND PREMISES          | CO | 213.8  | 15192  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £71.06  | £6.60  |
| 13, CASTLE SQUARE, MORPETH, NORTHD                             | MORPETH | NE61 1YD | OFFICES AND PREMISES          | CO | 39.5   | 2436   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £61.67  | £5.73  |
| CARLISLE PARK LODGE, CASTLE SQUARE, MORPETH, NORTHD            | MORPETH | NE61 1YD | OFFICES AND PREMISES          | CO | 89.6   | 5993   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £66.89  | £6.21  |
|  |         |          |                               |    |        |        | 27 | 30 | 20 | 7 | 1 | 1 | 1 | 0 |   |   | 87      |        |

APPENDIX 3  
OFFICE STOCK

|   |         |          |                                 |     |        |        |    |    |   |   |   |   |   |   |    |         |        |
|---|---------|----------|---------------------------------|-----|--------|--------|----|----|---|---|---|---|---|---|----|---------|--------|
| 1, TELFORD COURT, MORPETH, NORTHD                                 | MORPETH | NE61 2DB | OFFICE AND PREMISES             | CO  | 72     | 9062   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 13 | £125.86 | £11.69 |
| 2-3 & 6, TELFORD COURT, MORPETH, NORTHD                           | MORPETH | NE61 2DB | OFFICES AND PREMISES            | CO  | 216.3  | 25574  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £118.23 | £10.98 |
| 4, TELFORD COURT, MORPETH, NORTHD                                 | MORPETH | NE61 2DB | OFFICES AND PREMISES            | CO  | 72     | 9062   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £125.86 | £11.69 |
| 5, TELFORD COURT, MORPETH, NORTHD                                 | MORPETH | NE61 2DB | OFFICE AND PREMISES             | CO  | 72     | 9062   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £125.86 | £11.69 |
| 7, TELFORD COURT, MORPETH, NORTHD                                 | MORPETH | NE61 2DB | OFFICE AND PREMISES             | CO  | 72.1   | 9216   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £127.82 | £11.87 |
| 8, TELFORD COURT, MORPETH, NORTHD                                 | MORPETH | NE61 2DB | OFFICE AND PREMISES             | CO  | 72     | 9062   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £125.86 | £11.69 |
| PHARMA NORD HOUSE, TELFORD COURT, MORPETH, NORTHD                 | MORPETH | NE61 2DB | OFFICES AND PREMISES            | CO  | 792.78 | 91998  | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £116.04 | £10.78 |
| 9, TELFORD COURT, MORPETH, NORTHD                                 | MORPETH | NE61 2DB | OFFICES AND PREMISES            | CO  | 98.9   | 12864  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £130.07 | £12.08 |
| 11, TELFORD COURT, MORPETH, NORTHD                                | MORPETH | NE61 2DB | OFFICE AND PREMISES             | CO  | 98.7   | 12940  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £131.10 | £12.18 |
| 10 & 14-15, TELFORD COURT, MORPETH, NORTHD                        | MORPETH | NE61 2DB | OFFICES AND PREMISES            | CO  | 296.3  | 38848  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £131.11 | £12.18 |
| 12, TELFORD COURT, MORPETH, NORTHD                                | MORPETH | NE61 2DB | OFFICE AND PREMISES             | CO  | 98.8   | 12814  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £129.70 | £12.05 |
| 13, TELFORD COURT, MORPETH, NORTHD                                | MORPETH | NE61 2DB | OFFICE AND PREMISES             | CO  | 98.8   | 12814  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £129.70 | £12.05 |
| 16, TELFORD COURT, MORPETH, NORTHD                                | MORPETH | NE61 2DB | OFFICES AND PREMISES            | CO  | 98.8   | 13151  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £133.11 | £12.37 |
|   |         |          |                                 |     |        |        | 0  | 10 | 1 | 1 | 1 | 0 | 0 | 0 | 6  |         |        |
| MERLEY CROFT, LOANSDEAN, MORPETH, NORTHD                          | MORPETH | NE61 2DL | OFFICES AND PREMISES            | CO  | 1196.7 | 71844  | 0  | 0  | 0 | 0 | 0 | 1 | 0 | 0 |    | £60.04  | £5.58  |
| TRADING STANDARDS, SOUTH ROAD, MORPETH, NORTHD                    | MORPETH | NE61 2ED | OFFICES AND PREMISES            | CO  | 864.9  | 54248  | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £62.72  | £5.83  |
| NORTHUMBERLAND COUNTY COUNCIL COUNTY HALL, SOUTH ROAD,            | MORPETH | NE61 2EF | OFFICES AND PREMISES            | ML  | 12702  | 870534 | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 1 |    | £68.54  | £6.37  |
| NORTHUMBERLAND CLINICAL COMMISSIONING GROUP AT COUNTY HALL,       | MORPETH | NE61 2EF | OFFICES AND PREMISES            | CO  | 251    | 18825  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £75.00  | £6.97  |
| BENMAR HOUSE, CHOPPINGTON ROAD, STOBHILL, MORPETH, NORTHD         | MORPETH | NE61 2HF | OFFICES AND PREMISES            | CO  | 396.6  | 25528  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £64.37  | £5.98  |
| R/O 13, POSTERN CRESCENT, MORPETH, NORTHD                         | MORPETH | NE61 2JN | BEAUTY SALON AND PREMISES       | CO  | 15.63  | 935    | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £59.82  | £5.56  |
|   |         |          |                                 |     |        |        | 1  | 0  | 0 | 2 | 1 | 1 | 0 | 1 |    |         |        |
| NORTHWOODS, COCKLE PARK FARM, HEBRON, MORPETH, NORTHD             |         | NE61 3DZ | OFFICE AND PREMISES             | CO  | 33.9   | 1477   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 25 | £43.57  | £4.05  |
| WOOD ENERGY UK, COCKLE PARK FARM, HEBRON, MORPETH, NORTHD         |         | NE61 3DZ | OFFICE AND PREMISES             | CO  | 34.8   | 1566   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £45.00  | £4.18  |
|   |         |          |                                 |     |        |        |    |    |   |   |   |   |   |   |    |         |        |
| ROOM B014, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 151    | 11325  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £75.00  | £6.97  |
| ROOM B012, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 32.8   | 2460   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.00  | £6.97  |
| ROOM B010, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 32.3   | 2423   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.02  | £6.97  |
| ROOM B001, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 50.4   | 3780   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.00  | £6.97  |
| ROOM B003, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 40.9   | 3068   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.01  | £6.97  |
| ROOM B005, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 53.2   | 3990   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.00  | £6.97  |
| ROOM B007, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 88.9   | 6668   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.01  | £6.97  |
| ROOM B011, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 87.3   | 6548   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.01  | £6.97  |
| ROOM B101, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 131.2  | 9730   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £74.16  | £6.89  |
| ROOM B105, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 99.2   | 7440   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.00  | £6.97  |
| ROOM B109, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 25.2   | 1890   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.00  | £6.97  |
| ROOM B111, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 17.2   | 1290   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.00  | £6.97  |
| ROOM B115, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 41.7   | 3128   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.01  | £6.97  |
| ROOM B117, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 41.1   | 3083   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.01  | £6.97  |
| ROOM B120, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 43.3   | 3248   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.01  | £6.97  |
| ROOM B118, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 20.5   | 1538   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.02  | £6.97  |
| ROOM B116, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 19     | 1425   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.00  | £6.97  |
| ROOM B114, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 18.6   | 1395   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.00  | £6.97  |
| ROOM B112, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 18.1   | 1358   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.03  | £6.97  |
| ROOM B113, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 18.8   | 1410   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.00  | £6.97  |
| ROOM B110, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 22.1   | 1658   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.02  | £6.97  |
| ROOM B108, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 22.6   | 1695   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.00  | £6.97  |
| ROOM B106, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 10.2   | 765    | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.00  | £6.97  |
| ROOM B104, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD             |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 33.5   | 2513   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.01  | £6.97  |
| COMMUNAL ROOMS, LONGHIRST HALL, LONGHIRST, MORPETH, NORTHD        |         | NE61 3LL | OFFICES AND PREMISES            | CO  | 128.6  | 9645   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £75.00  | £6.97  |
|   |         |          |                                 |     |        |        | 17 | 5  | 3 | 0 | 0 | 0 | 0 | 0 | 3  |         |        |
| OAKWOOD THERAPY CENTRE, THE WHITEHOUSE CENTRE, NORTH              |         | NE61 6AW | THERAPY CENTRE AND PREMISES     | CO  | 227.2  | 7689   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £33.84  | £3.14  |
| UNIT 4A/4B, THE WHITEHOUSE CENTRE, NORTH WHITEHOUSE FARM,         |         | NE61 6AW | STUDIO AND PREMISES             | CO  | 92.7   | 3534   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £38.12  | £3.54  |
| UNIT B2, NORTH WHITEHOUSE FARM, STANNINGTON, MORPETH, NORTHD      |         | NE61 6AW | OFFICES AND PREMISES            | CO  | 102.8  | 4221   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 6  | £41.06  | £3.81  |
|   |         |          |                                 |     |        |        | 0  | 1  | 2 | 0 | 0 | 0 | 0 | 0 |    |         |        |
| SELECT SPORT AND LEISURE, COURTLANDS INTERNATIONAL CENTRE,        |         | NE61 6EG | OFFICES, WAREHOUSE AND PREMISES | CO  | 842.5  | 17533  | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 0 | 7  | £20.81  | £1.93  |
|   |         |          |                                 |     |        |        |    |    |   |   |   |   |   |   |    |         |        |
| RUSTYS TAXIS, COOPIES LANE, MORPETH, NORTHD                       | MORPETH | NE61 2SL | OFFICES AND PREMISES            | CO  | 18.5   | 1168   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £63.14  | £5.87  |
| NEDL, COOPIES LANE INDUSTRIAL ESTATE, MORPETH, NORTHD             | MORPETH | NE61 6JN | OFFICES AND PREMISES            | CO  | 132.46 | 8327   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £62.86  | £5.84  |
| UNIT 1, COOPIES FIELD, CRAIG COURT, COOPIES LANE, MORPETH, NORTHD | MORPETH | NE61 6JT | OFFICES AND PREMISES            | COW | 157.5  | 7923   | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £50.30  | £4.67  |
| UNIT 3, COOPIES FIELD, CRAIG COURT, COOPIES LANE, MORPETH, NORTHD | MORPETH | NE61 6JT | OFFICES AND PREMISES            | CO  | 49.6   | 3290   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £66.33  | £6.16  |
| 11, COOPIES WAY, COOPIES LANE, MORPETH, NORTHD                    | MORPETH | NE61 6JT | OFFICES AND PREMISES            | CO  | 21.9   | 1560   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £71.23  | £6.62  |
| UNIT 17, COOPIES HAUGH, COOPIES LANE, MORPETH, NORTHD             | MORPETH | NE61 6JT | OFFICES AND PREMISES            | CO  | 203.3  | 14231  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £70.00  | £6.50  |
| PONDEROSA HOUSDE, COOPIES FIELD, COOPIES LANE, MORPETH, NORTHD    | MORPETH | NE61 6JU | OFFICES AND PREMISES            | CO  | 313.8  | 18613  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £59.31  | £5.51  |
|   |         |          |                                 |     |        |        | 3  | 0  | 3 | 1 | 0 | 0 | 0 | 0 |    |         |        |
| BARBERS AT SPORTS GROUND R/O EX-SERVICEMENS CLUB, FRONT STREET,   |         | NE61 6RE | BARBERS SHOP AND PREMISES       | CO  | 15.94  | 557    | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £34.94  | £3.25  |
| CMBC UNIUN DEPOT, FRONT STREET, PEGSWOOD, MORPETH, NORTHD         |         | NE61 6RG | OFFICES AND PREMISES            | CO  | 73.8   | 3372   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £45.69  | £4.24  |
| UNIT 2 UNIUN DEPOT, FRONT STREET, PEGSWOOD, MORPETH, NORTHD       |         | NE61 6RG | OFFICES AND PREMISES            | CO  | 31.8   | 1531   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £48.14  | £4.47  |
| UNIT 3 UNIUN DEPOT, FRONT STREET, PEGSWOOD, MORPETH, NORTHD       |         | NE61 6RG | OFFICES AND PREMISES            | CO  | 37.3   | 1779   | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £47.69  | £4.43  |
| UNIT 4 UNIUN DEPOT, FRONT STREET, PEGSWOOD, MORPETH, NORTHD       |         | NE61 6RG | OFFICE AND PREMISES             | CO  | 19.3   | 919    | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £47.62  | £4.42  |
| UNITS 6-9 UNIUN DEPOT, FRONT STREET, PEGSWOOD, MORPETH, NORTHD    |         | NE61 6RG | OFFICES AND PREMISES            | CO  | 298.2  | 7102   | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £23.82  | £2.21  |
| UNIT 5 UNIUN DEPOT, FRONT STREET, PEGSWOOD, MORPETH, NORTHD       |         | NE61 6RG | OFFICES AND PREMISES            | CO  | 61.3   | 2570   | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £41.92  | £3.89  |



APPENDIX 3  
OFFICE STOCK

|  |                     |          |  |    |          |         |     |     |    |    |   |   |   |   |     |         |        |
|--|---------------------|----------|--|----|----------|---------|-----|-----|----|----|---|---|---|---|-----|---------|--------|
| UNIT 11 UNIUN DEPOT, FRONT STREET, PEGSWOOD, MORPETH, NORTHD       |                     | NE61 6RG | OFFICE AND PREMISES  | CO | 24.3     | 1013    | 1   | 0   | 0  | 0  | 0 | 0 | 0 |   |     | £41.69  | £3.87  |
| R/O PROSPECT HOUSE, LONGHIRST ROAD, PEGSWOOD, MORPETH, NORTHD      |                     | NE61 6XF | OFFICES AND PREMISES                                       | CO | 42.9     | 1931    | 1   | 0   | 0  | 0  | 0 | 0 | 0 |   |     | £45.01  | £4.18  |
|  |                     |          |  |    |          |         | 6   | 2   | 0  | 1  | 0 | 0 | 0 | 0 | 9   |         |        |
|  |                     |          |  |    | 36147.98 | 2532357 | 104 | 94  | 58 | 23 | 7 | 4 | 2 | 2 | 294 |         |        |
| ELLINGTON & WIDDRINGTON  |                     |          |  |    |          |         |     |     |    |    |   |   |   |   |     |         |        |
| OFFFICE 1, ASTEC AQUACULTURE CENTRE, LYNE SANDS, WOODHORN,         | LYNEMOUTH           | NE63 9NW | OFFICES AND PREMISES                                       | CO | 11       | 825     | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 | 9   | £75.00  | £6.97  |
| OFFICE 2, ASTEC AQUACULTURE CENTRE, LYNE SANDS, WOODHORN,          | LYNEMOUTH           | NE63 9NW | OFFICES AND PREMISES                                       | CO | 10.2     | 765     | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £75.00  | £6.97  |
| OFFICE 3, ASTEC AQUACULTURE CENTRE, LYNE SANDS, WOODHORN,          | LYNEMOUTH           | NE63 9NW | OFFICES AND PREMISES                                       | CO | 11.8     | 885     | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £75.00  | £6.97  |
| OFFICE 4, ASTEC AQUACULTURE CENTRE, LYNE SANDS, WOODHORN,          | LYNEMOUTH           | NE63 9NW | OFFICES AND PREMISES                                       | CO | 17.3     | 1298    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £75.03  | £6.97  |
| OFFICE 5, ASTEC AQUACULTURE CENTRE, LYNE SANDS, WOODHORN,          | LYNEMOUTH           | NE63 9NW | OFFICES AND PREMISES                                       | CO | 14.39    | 1079    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £74.98  | £6.97  |
| OFFICE 6, ASTEC AQUACULTURE CENTRE, LYNE SANDS, WOODHORN,          | LYNEMOUTH           | NE63 9NW | OFFICES AND PREMISES                                       | CO | 14.74    | 1106    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £75.03  | £6.97  |
| OFFICE 7, ASTEC AQUACULTURE CENTRE, LYNE SANDS, WOODHORN,          | LYNEMOUTH           | NE63 9NW | OFFICES AND PREMISES                                       | CO | 13.82    | 1037    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £75.04  | £6.97  |
| OFFICE 9, ASTEC AQUACULTURE CENTRE, LYNE SANDS, WOODHORN,          | LYNEMOUTH           | NE63 9NW | OFFICES AND PREMISES                                       | CO | 10.75    | 806     | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £74.98  | £6.97  |
| COMMUNAL AREAS, ASTEC AQUACULTURE CENTRE, LYNE SANDS,              | LYNEMOUTH           | NE63 9NW | OFFICES AND PREMISES                                       | CO | 54.21    | 3958    | 0   | 1   | 0  | 0  | 0 | 0 | 0 | 0 |     | £73.01  | £6.78  |
|  |                     |          |  |    |          |         | 8   | 1   | 0  | 0  | 0 | 0 | 0 | 0 | 9   |         |        |
| SUITE 4, ELLINGTON BUSINESS CENTRE, LYNEMOUTH ROAD, ELLINGTON,     | ELLINGTON           | NE61 5HB | OFFICES AND PREMISES                                       | CO | 37.8     | 1701    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £45.00  | £4.18  |
| SUITES 1-2, ELLINGTON BUSINESS CENTRE, LYNEMOUTH ROAD, ELLINGTON,  | ELLINGTON           | NE61 5HB | OFFICES AND PREMISES                                       | CO | 48.3     | 2174    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £45.01  | £4.18  |
| SUITE 3, ELLINGTON BUSINESS CENTRE, LYNEMOUTH ROAD, ELLINGTON,     | ELLINGTON           | NE61 5HB | OFFICES AND PREMISES                                       | CO | 17.1     | 770     | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £45.03  | £4.18  |
| SUITE 5, ELLINGTON BUSINESS CENTRE, LYNEMOUTH ROAD, ELLINGTON,     | ELLINGTON           | NE61 5HB | OFFICES AND PREMISES                                       | CO | 116.2    | 5229    | 0   | 0   | 1  | 0  | 0 | 0 | 0 | 0 |     | £45.00  | £4.18  |
| SUITE 6, ELLINGTON BUSINESS CENTRE, LYNEMOUTH ROAD, ELLINGTON,     | ELLINGTON           | NE61 5HB | OFFICE AND PREMISES  | CO | 30.6     | 1377    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £45.00  | £4.18  |
| SUITE 7, ELLINGTON BUSINESS CENTRE, LYNEMOUTH ROAD, ELLINGTON,     | ELLINGTON           | NE61 5HB | OFFICE AND PREMISES  | CO | 53.1     | 2390    | 0   | 1   | 0  | 0  | 0 | 0 | 0 | 0 |     | £45.01  | £4.18  |
| SUITE 8, ELLINGTON BUSINESS CENTRE, LYNEMOUTH ROAD, ELLINGTON,     | ELLINGTON           | NE61 5HB | OFFICE AND PREMISES  | CO | 53.1     | 2390    | 0   | 1   | 0  | 0  | 0 | 0 | 0 | 0 |     | £45.01  | £4.18  |
| SUITE 9, ELLINGTON BUSINESS CENTRE, LYNEMOUTH ROAD, ELLINGTON,     | ELLINGTON           | NE61 5HB | OFFICE AND PREMISES  | CO | 22.2     | 999     | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £45.00  | £4.18  |
| SUITE 10, ELLINGTON BUSINESS CENTRE, LYNEMOUTH ROAD, ELLINGTON,    | ELLINGTON           | NE61 5HB | OFFICE AND PREMISES  | CO | 18.1     | 815     | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £45.03  | £4.18  |
|  |                     |          |  |    |          |         | 6   | 2   | 1  | 0  | 0 | 0 | 0 | 0 | 9   |         |        |
| OFFICE 1 1ST FLR CO OP BUILDINGS, GRANGEMOOR ROAD, WIDDRINGTON,    |                     | NE61 5PU | OFFICE AND PREMISES  | CO | 14       | 680     | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £48.57  | £4.51  |
| OFFICE 2 IST FLR CO OP BUILDINGS, GRANGEMOOR ROAD, WIDDRINGTON,    |                     | NE61 5PU | OFFICE AND PREMISES  | CO | 30       | 1400    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £46.67  | £4.34  |
| AREA TRAINING AND ACTIVITY CENTRE, MILE ROAD, WIDDRINGTON STATION, | WIDDRINGTON STATION | NE61 5QL | OFFICES AND PREMISES                                       | CO | 234.4    | 10548   | 0   | 0   | 1  | 0  | 0 | 0 | 0 | 0 |     | £45.00  | £4.18  |
| THE OLD CHAPEL, ESHOTT VILLAGE, MORPETH, NORTHD                    |                     | NE65 9EW | OFFICE AND PREMISES  | CO | 38.3     | 1833    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 | 4   | £47.86  | £4.45  |
|  |                     |          |  |    |          |         | 3   | 0   | 1  | 0  | 0 | 0 | 0 | 0 |     |         |        |
|  |                     |          |  |    | 871.41   | 44065   | 17  | 3   | 2  | 0  | 0 | 0 | 0 | 0 | 22  |         |        |
| OTTERBURN, SCOTS GAP   |                     |          |  |    |          |         |     |     |    |    |   |   |   |   |     |         |        |
| SNAITH TRAVEL AT FORMER POLICE HOUSE, OTTERBURN, NEWCASTLE         |                     | NE19 1HA | OFFICES AND PREMISES                                       | CO | 89.1     | 4343    | 0   | 1   | 0  | 0  | 0 | 0 | 0 | 0 |     | £48.74  | £4.53  |
|  |                     |          |  |    |          |         | 0   | 1   | 0  | 0  | 0 | 0 | 0 | 0 | 1   |         |        |
| 2, THE STONE BARN, KIRKHARLE, NEWCASTLE UPON TYNE                  |                     | NE19 2PE | OFFICES AND PREMISES                                       | CO | 31.1     | 1704    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £54.79  | £5.09  |
| 4, THE STONE BARN, KIRKHARLE, NEWCASTLE UPON TYNE                  |                     | NE19 2PE | SHOP AND PREMISES  | CO | 39.6     | 2259    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £57.05  | £5.30  |
| 5, THE STONE BARN, KIRKHARLE, NEWCASTLE UPON TYNE                  |                     | NE19 2PE | SHOP AND PREMISES  | CO | 34.34    | 1903    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £55.42  | £5.15  |
| 6, THE STONE BARN, KIRKHARLE, NEWCASTLE UPON TYNE                  |                     | NE19 2PE | OFFICES AND PREMISES                                       | CO | 31.7     | 1780    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £56.15  | £5.22  |
| 1, THE STONE BARN, KIRKHARLE, NEWCASTLE UPON TYNE                  |                     | NE19 2PE | OFFICE USED AS SHOP  | CO | 31.5     | 1806    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £57.33  | £5.33  |
| THE HEMMEL, KIRKHARLE COURTYARD, KIRKHARLE, NEWCASTLE UPON         |                     | NE19 2PE | GALLERY AND PREMISES                                       | CO | 53.7     | 3114    | 0   | 1   | 0  | 0  | 0 | 0 | 0 | 0 |     | £57.99  | £5.39  |
| LORAINNE ROOM THE OLD GRAIN SHED, KIRKHARLE, NEWCASTLE UPON TYNE   |                     | NE19 2PE | OFFICES AND PREMISES                                       | CO | 100      | 5650    | 0   | 0   | 1  | 0  | 0 | 0 | 0 | 0 |     | £56.50  | £5.25  |
|  |                     |          |  |    |          |         | 5   | 1   | 1  | 0  | 0 | 0 | 0 | 0 | 7   |         |        |
| RAY ESTATE, KIRKWHELPINGTON, NEWCASTLE UPON TYNE                   |                     | NE19 2RG | OFFICES AND PREMISES                                       | CO | 178.6    | 5835    | 0   | 0   | 1  | 0  | 0 | 0 | 0 | 0 |     | £32.67  | £3.04  |
| COLUMN YARD, CAMBO, MORPETH, NORTHD                                |                     | NE61 4AY | OFFICES AND PREMISES                                       | CO | 68.4     | 3447    | 0   | 1   | 0  | 0  | 0 | 0 | 0 | 0 |     | £50.39  | £4.68  |
| HARWOOD BARNS AND THE RETREAT, HARWOOD, MORPETH, NORTHD            |                     | NE61 4LF | HEALTH AND FITNESS CENTRE, SELF CATERING UNIT AND PREMISES | CO | 197.74   | 8710    | 0   | 0   | 1  | 0  | 0 | 0 | 0 | 0 |     | £44.05  | £4.09  |
|  |                     |          |  |    |          |         | 0   | 1   | 2  | 0  | 0 | 0 | 0 | 0 | 3   |         |        |
| NATIONAL TRUST, THE OLD TEMPERANCE, SCOTS GAP, MORPETH, NORTHD     |                     | NE61 4EG | OFFICES AND PREMISES                                       | CO | 614.8    | 25526   | 0   | 0   | 0  | 0  | 1 | 0 | 0 | 0 |     | £41.52  | £3.86  |
| THE ANNEXE, THE OLD TEMPERANCE, SCOTS GAP, MORPETH, NORTHD         |                     | NE61 4EG | OFFICES AND PREMISES                                       | CO | 125.2    | 5404    | 0   | 0   | 1  | 0  | 0 | 0 | 0 | 0 |     | £43.16  | £4.01  |
|  |                     |          |  |    |          |         | 0   | 0   | 1  | 0  | 1 | 0 | 0 | 0 | 2   |         |        |
| WEST MOOR FARM, LONGHORSLEY, MORPETH, NORTHD                       |                     | NE65 8QX | OFFICE, SELF CATERING UNIT, STABLES AND PREMISES           | CO | 20.2     | 3064    | 1   | 0   | 0  | 0  | 0 | 0 | 0 | 0 |     | £151.68 | £14.09 |
|  |                     |          |  |    | 1615.98  | 74545   | 6   | 3   | 4  | 0  | 1 | 0 | 0 | 0 | 14  |         |        |
|  |                     |          |  |    |          |         | 127 | 100 | 64 | 23 | 8 | 4 | 2 | 2 | 330 |         |        |

APPENDIX 3  
OFFICE STOCK

| ADDRESS   | TOWN    | POSTCODE | DESCRIPTION                       | PSD CODE | TOTAL AREA | TOTAL VALUE | < 50 | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |    | Rent / sq n | Rent psf |
|---|---------|----------|-----------------------------------|----------|------------|-------------|------|----------|-----------|-----------|------------|-------------|-------------|--------|----|-------------|----------|
| PRUDHOE   |         |          |                                   |          |            |             |      |          |           |           |            |             |             |        |    |             |          |
| ROOM 0.09 SPETCHELLS CENTRE 57, FRONT STREET, PRUDHOE, NORTHD             | PRUDHOE | NE42 5AA | OFFICE                            | CO       | 11.38      | 1423        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      | 26 | £125.04     | £11.62   |
| ROOM 2.01 SPETCHELLS CENTRE 57, FRONT STREET, PRUDHOE, NORTHD             | PRUDHOE | NE42 5AA | OFFICE                            | CO       | 19.7       | 2463        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.03     | £11.61   |
| ROOM 2.02 SPECHELLS CENTRE 57, FRONT STREET, PRUDHOE, NORTHD              | PRUDHOE | NE42 5AA | OFFICE                            | CO       | 23.83      | 2979        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.01     | £11.61   |
| ROOM 2.04 SPETCHELLS CENTRE 57, FRONT STREET, PRUDHOE, NORTHD             | PRUDHOE | NE42 5AA | OFFICE                            | CO       | 19.67      | 2459        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.01     | £11.61   |
| ROOM 2.05 SPETCHELLS CENTRE 57, FRONT STREET, PRUDHOE, NORTHD             | PRUDHOE | NE42 5AA | OFFICE                            | CO       | 15.48      | 1935        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.00     | £11.61   |
| ROOM 2.06 SPETCHELLS CENTRE 57, FRONT STREET, PRUDHOE, NORTHD             | PRUDHOE | NE42 5AA | OFFICE                            | CO       | 24.24      | 3030        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.00     | £11.61   |
| ROOMS 1.06 & 1.09 SPETCHELLS CENTRE 58, FRONT STREET, PRUDHOE, NORTHD     | PRUDHOE | NE42 5AA | OFFICES AND PREMISES              | CO       | 25.28      | 3161        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.04     | £11.62   |
| ROOM 2.03 SPETCHELLS CENTRE 58, FRONT STREET, PRUDHOE, NORTHD             | PRUDHOE | NE42 5AA | OFFICES AND PREMISES              | CO       | 15.12      | 1890        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.00     | £11.61   |
| SPETCHELLS CENTRE 58, FRONT STREET, PRUDHOE, NORTHD                       | PRUDHOE | NE42 5AA | OFFICES AND PREMISES              | CO       | 395.12     | 49782       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £125.99     | £11.70   |
| ROOM 0.03, FRONT STREET, PRUDHOE, NORTHD                                  | PRUDHOE | NE42 5AA | OFFICES AND PREMISES              | CO       | 5.18       | 648         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £125.10     | £11.62   |
| OAKLANDS HOUSE, FRONT STREET, PRUDHOE, NORTHD                             | PRUDHOE | NE42 5DQ | OFFICES AND PREMISES              | CO       | 196.2      | 9810        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £50.00      | £4.65    |
| DAY CARE CENTRE, THE MANORS, ADDERLANE ROAD, PRUDHOE, NORTHD              | PRUDHOE | NE42 5ET | DAY CARE CENTRE AND PREMISES      | CO       | 121.4      | 9532        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £78.52      | £7.29    |
| 4A, FRONT STREET, PRUDHOE, NORTHD   | PRUDHOE | NE42 5HJ | OFFICES AND PREMISES              | CO       | 82.3       | 5565        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £67.62      | £6.28    |
| 5A, FRONT STREET, PRUDHOE, NORTHD   | PRUDHOE | NE42 5HJ | OFFICES AND PREMISES              | CO       | 89.2       | 4727        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £52.99      | £4.92    |
| ADJ PRUDHOE UNITED SERVICES CLUB R/O, FRONT STREET, PRUDHOE, NORTHD       | PRUDHOE | NE42 5HJ | OFFICE USED AS SHOP AND PREMISES  | CO       | 67.06      | 4461        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £66.52      | £6.18    |
| 14A, FRONT STREET, PRUDHOE, NORTHD  | PRUDHOE | NE42 5HN | OFFICES AND PREMISES              | CO       | 71         | 5396        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £76.00      | £7.06    |
| 15A, FRONT STREET, PRUDHOE, NORTHD  | PRUDHOE | NE42 5HN | OFFICES AND PREMISES              | CO       | 73.4       | 4183        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £56.99      | £5.29    |
| 17A, FRONT STREET, PRUDHOE, NORTHD  | PRUDHOE | NE42 5HN | OFFICES AND PREMISES              | CO       | 63.6       | 3878        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £60.97      | £5.66    |
| R/O 17, FRONT STREET, PRUDHOE, NORTHD                                     | PRUDHOE | NE42 5HN | OFFICES AND PREMISES              | CO       | 25.93      | 1479        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £57.04      | £5.30    |
| 20A, FRONT STREET, PRUDHOE, NORTHD  | PRUDHOE | NE42 5HN | OFFICE USED AS SHOP               | CO       | 45.1       | 3608        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £80.00      | £7.43    |
| BST R/O 19, FRONT STREET, PRUDHOE, NORTHD                                 | PRUDHOE | NE42 5HN | BUILDING UNDERGOING REDEVELOPMENT | CO       | 73         | 0           | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £0.00       | £0.00    |
| 3, SOUTH ROAD, PRUDHOE, NORTHD  | PRUDHOE | NE42 5JT | OFFICES AND PREMISES              | CO       | 14.2       | 1943        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £136.83     | £12.71   |
| GND & 1ST FLRS 81, FRONT STREET, PRUDHOE, NORTHD                          | PRUDHOE | NE42 5PU | OFFICES AND PREMISES              | CO       | 144.1      | 10311       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £71.55      | £6.65    |
| 80A, FRONT STREET, PRUDHOE, NORTHD  | PRUDHOE | NE42 5PU | OFFICES AND PREMISES              | CO       | 65.1       | 4992        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £76.68      | £7.12    |
| 80B, FRONT STREET, PRUDHOE, NORTHD  | PRUDHOE | NE42 5PU | OFFICES AND PREMISES              | CO       | 32.8       | 1365        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £41.62      | £3.87    |
| FUSE MEDIA CENTRE, MOOR ROAD, PRUDHOE, NORTHD                             | PRUDHOE | NE42 6LA | OFFICES AND PREMISES              | CO       | 1600.5     | 96030       | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0      |    | £60.00      | £5.57    |
|   |         |          |                                   |          |            |             | 13   | 8        | 3         | 1         | 0          | 1           | 0           | 0      | 26 |             |          |
| QCC PT GND FLR BLOCK 1, PERMESS HOUSE, PRINCESS WAY, LOW PRUDHOE,         | PRUDHOE | NE42 6HD | OFFICES AND PREMISES              | CO       | 103.51     | 4422        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £42.72      | £3.97    |
| TELECOM HOUSE ANNEX, PRINCESS WAY, LOW PRUDHOE, PRUDHOE, NORTHD           | PRUDHOE | NE42 6NJ | OFFICES AND PREMISES              | CO       | 1045.26    | 65659       | 0    | 0        | 0         | 0         | 0          | 1           | 0           | 0      | 2  | £62.82      | £5.84    |
|   |         |          |                                   |          |            |             | 0    | 0        | 1         | 0         | 0          | 1           | 0           | 0      |    |             |          |
| UNIT 1, BEARL FARM, STOCKSFIELD, NORTHD                                   |         | NE43 7AJ | OFFICE AND PREMISES               | CO       | 127.3      | 11457       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | 9  | £90.00      | £8.36    |
| UNIT 2, BEARL FARM, STOCKSFIELD, NORTHD                                   |         | NE43 7AJ | OFFICES AND PREMISES              | CO       | 114.3      | 10287       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £90.00      | £8.36    |
| UNIT 3, BEARL FARM, STOCKSFIELD, NORTHD                                   |         | NE43 7AJ | OFFICES AND PREMISES              | CO       | 55.1       | 4680        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £84.94      | £7.89    |
| UNIT 4, BEARL FARM, STOCKSFIELD, NORTHD                                   |         | NE43 7AJ | OFFICES AND PREMISES              | CO       | 85.4       | 7686        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £90.00      | £8.36    |
| UNIT 5, BEARL FARM, STOCKSFIELD, NORTHD                                   |         | NE43 7AJ | OFFICES AND PREMISES              | CO       | 151.6      | 13644       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £90.00      | £8.36    |
| UNIT 6, BEARL FARM, STOCKSFIELD, NORTHD                                   |         | NE43 7AJ | OFFICES AND PREMISES              | CO       | 108.7      | 9783        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £90.00      | £8.36    |
| UNITS 7 & 9, BEARL FARM, STOCKSFIELD, NORTHD                              |         | NE43 7AJ | OFFICES AND PREMISES              | CO       | 233.2      | 20705       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £88.79      | £8.25    |
| UNIT 8, BEARL FARM, STOCKSFIELD, NORTHD                                   |         | NE43 7AJ | OFFICE AND PREMISES               | CO       | 120.9      | 11153       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £92.25      | £8.57    |
| UNIT 10, BEARL FARM, STOCKSFIELD, NORTHD                                  |         | NE43 7AJ | OFFICE AND PREMISES               | CO       | 74.9       | 6741        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £90.00      | £8.36    |
|   |         |          |                                   |          |            |             | 0    | 3        | 6         | 0         | 0          | 0           | 0           | 0      | 9  |             |          |
| UNITS 8-10 & 12, BYWELL HOME FARM, BYWELL, STOCKSFIELD, NORTHD            |         | NE43 7AQ | OFFICES AND PREMISES              | CO       | 268        | 11440       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £42.69      | £3.97    |
| UNIT 5, BYWELL HOME FARM, BYWELL, STOCKSFIELD, NORTHD                     |         | NE43 7AQ | OFFICES AND PREMISES              | CO       | 165.4      | 7914        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | 3  | £47.85      | £4.45    |
| BYWELL ESTATE OFFICE, STOCKSFIELD, NORTHD                                 |         | NE43 7AQ | OFFICES AND PREMISES              | CO       | 206.5      | 12112       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £58.65      | £5.45    |
|   |         |          |                                   |          |            |             | 0    | 0        | 2         | 1         | 0          | 0           | 0           | 0      | 3  |             |          |
| UNITS 4 & 9, DENE WORKSHOPS, MICKLEY SQUARE, MICKLEY, STOCKSFIELD, NORTHD |         | NE43 7BJ | OFFICES USED AS SHOP AND PREMISES | CO       | 59.4       | 2949        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £49.65      | £4.61    |
| UNIT 12, DENE WORKSHOPS, MICKLEY SQUARE, MICKLEY, STOCKSFIELD, NORTHD     |         | NE43 7BJ | OFFICES AND PREMISES              | CO       | 74.8       | 4488        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      | 7  | £60.00      | £5.57    |
| UNIT 13, DENE WORKSHOPS, MICKLEY SQUARE, MICKLEY, STOCKSFIELD, NORTHD     |         | NE43 7BJ | OFFICES AND PREMISES              | CO       | 13         | 780         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £60.00      | £5.57    |
| UNITS 14A & 14C, DENE WORKSHOPS, MICKLEY SQUARE, MICKLEY, STOCKSFIELD,    |         | NE43 7BJ | STORES AND PREMISES               | CO       | 38.37      | 1448        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £37.74      | £3.51    |
| UNIT 14B, DENE WORKSHOPS, MICKLEY SQUARE, MICKLEY, STOCKSFIELD, NORTHD    |         | NE43 7BJ | WORKSHOP AND PREMISES             | CO       | 22.34      | 1340        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £59.98      | £5.57    |
| UNITS 16 & 17, DENE WORKSHOPS, MICKLEY SQUARE, MICKLEY, STOCKSFIELD,      |         | NE43 7BJ | OFFICES AND PREMISES              | CO       | 45.5       | 2730        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £60.00      | £5.57    |
| UNIT 19, DENE WORKSHOPS, MICKLEY SQUARE, MICKLEY, STOCKSFIELD, NORTHD     |         | NE43 7BJ | OFFICES AND PREMISES              | CO       | 13.1       | 786         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £60.00      | £5.57    |
|   |         |          |                                   |          |            |             | 5    | 2        | 0         | 0         | 0          | 0           | 0           | 0      |    |             |          |
| UNIT 5B, ROE HOUSE FARM, STOCKSFIELD, NORTHD                              |         | NE43 7HP | OFFICES AND PREMISES              | CO       | 35.76      | 1747        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £48.85      | £4.54    |
| PCC HOUSE WESTSIDE FARM, HIGH MICKLEY, STOCKSFIELD, NORTHD                |         | NE43 7LU | OFFICES AND PREMISES              | CO       | 109.42     | 6137        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      | 7  | £56.09      | £5.21    |
| GAINFORD DESIGN, HINDLEY HALL, STOCKSFIELD, NORTHD                        |         | NE43 7RY | OFFICES AND PREMISES              | CO       | 247.5      | 11050       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £44.65      | £4.15    |
| THE BRIDGES, LEAD ROAD, STOCKSFIELD, NORTHD                               |         | NE43 7SF | OFFICES AND PREMISES              | CO       | 276.1      | 17415       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £63.07      | £5.86    |
| APPERLEY FARM, STOCKSFIELD, NORTHD  |         | NE43 7SJ | STORE AND PREMISES                | CO       | 14.16      | 424         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £29.94      | £2.78    |

APPENDIX 3  
OFFICE STOCK

|  |           |          |                                  |     |          |         |    |    |    |   |   |   |   |   |    |        |       |
|--|-----------|----------|----------------------------------|-----|----------|---------|----|----|----|---|---|---|---|---|----|--------|-------|
| FI FIE FO FUM GALLERY, WEST SIDE, NEWTON HALL, NEWTON, STOCKSFIELD,    |           | NE43 7TW | GALLERY AND PREMISES             | CO  | 247.3    | 6039    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 8  | £24.42 | £2.27 |
| THE ROOKERY, NEWTON, STOCKSFIELD, NORTHD                               |           | NE43 7UN | OFFICES AND PREMISES             | CO  | 196.94   | 6295    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £31.96 | £2.97 |
| NAFFERTON FARM, STOCKSFIELD, NORTHD                                    |           | NE43 7XD | OFFICES AND PREMISES             | CO  | 83.9     | 4552    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £54.26 | £5.04 |
|  |           |          |                                  |     |          |         | 2  | 1  | 4  | 1 | 0 | 0 | 0 | 0 |    |        |       |
| UNIT 1, STOCKSFIELD HALL, STOCKSFIELD, NORTHD                          |           | NE43 7TN | OFFICES AND PREMISES             | CO  | 210.7    | 9570    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £45.42 | £4.22 |
| UNIT 2, STOCKSFIELD HALL, STOCKSFIELD, NORTHD                          |           | NE43 7TN | OFFICES AND PREMISES             | CO  | 219.2    | 9592    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £43.76 | £4.07 |
| UNIT 3A, STOCKSFIELD HALL, STOCKSFIELD, NORTHD                         |           | NE43 7TN | OFFICE                           | CO  | 45.2     | 2690    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £59.51 | £5.53 |
| UNIT 3B, STOCKSFIELD HALL, STOCKSFIELD, NORTHD                         |           | NE43 7TN | OFFICES AND PREMISES             | CO  | 44.5     | 2649    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £59.53 | £5.53 |
| UNIT 5, STOCKSFIELD HALL, STOCKSFIELD, NORTHD                          |           | NE43 7TN | OFFICES AND PREMISES             | CO  | 240.1    | 10776   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £44.88 | £4.17 |
| UNIT 6, STOCKSFIELD HALL, STOCKSFIELD, NORTHD                          |           | NE43 7TN | WORKSHOP                         | CO  | 34.4     | 2047    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £59.51 | £5.53 |
| UNIT 7, STOCKSFIELD HALL, STOCKSFIELD, NORTHD                          |           | NE43 7TN | WORKSHOP                         | CO  | 34.4     | 2047    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £59.51 | £5.53 |
| UNIT 8, STOCKSFIELD HALL, STOCKSFIELD, NORTHD                          |           | NE43 7TN | OFFICES                          | CO  | 77.8     | 4193    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £53.89 | £5.01 |
| UNIT 9, STOCKSFIELD HALL, STOCKSFIELD, NORTHD                          |           | NE43 7TN | OFFICE                           | CO  | 37.8     | 2250    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £59.52 | £5.53 |
| UNIT 10, STOCKSFIELD HALL, STOCKSFIELD, NORTHD                         |           | NE43 7TN | OFFICE                           | CO  | 62.4     | 3363    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £53.89 | £5.01 |
| UNIT 4B, STOCKSFIELD HALL, STOCKSFIELD, NORTHD                         |           | NE43 7TN | OFFICES AND PREMISES             | CO  | 115.56   | 5819    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £50.35 | £4.68 |
| UNITS 11 & 12, STOCKSFIELD HALL, STOCKSFIELD, NORTHD                   |           | NE43 7TN | OFFICES AND PREMISES             | CO  | 1381.54  | 75408   | 0  | 0  | 0  | 0 | 0 | 1 | 0 | 0 |    | £54.58 | £5.07 |
|  |           |          |                                  |     |          |         | 5  | 2  | 4  | 0 | 0 | 1 | 0 | 0 | 12 |        |       |
|  |           |          |                                  |     | 10161.15 | 1545019 | 25 | 16 | 20 | 3 | 0 | 3 | 0 | 0 | 67 |        |       |
| CORBRIDGE  |           |          |                                  |     |          |         |    |    |    |   |   |   |   |   |    |        |       |
| CORBRIDGE BUSINESS CENTRE, TINKLERS YARD, TINKLERS BANK, CORBRIDGE,    | CORBRIDGE | NE45 5SB | OFFICES AND PREMISES             | CO  | 265.43   | 23463   | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 2  | £88.40 | £8.21 |
| THE ARCHES, TINKLERS YARD, CORBRIDGE BUSINESS CENTRE, TINKLERS BANK,   | CORBRIDGE | NE45 5SB | OFFICES AND PREMISES             | CO  | 166.2    | 14958   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
|  |           |          |                                  |     |          |         | 0  | 0  | 1  | 1 | 0 | 0 | 0 | 0 |    |        |       |
| 1ST FLR 1, HILL STREET, CORBRIDGE, NORTHD                              | CORBRIDGE | NE45 5AA | OFFICES AND PREMISES             | CO  | 41.3     | 3366    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £81.50 | £7.57 |
| 36, HILL STREET, CORBRIDGE, NORTHD                                     | CORBRIDGE | NE45 5AA | PHOTOGRAPHIC STUDIO AND PREMISES | CO  | 38.9     | 3501    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
| CORBRIDGE YOUTH & COMMUNITY CENTRE, HILL STREET, CORBRIDGE, NORTHD     | CORBRIDGE | NE45 5AA | YOUTH CENTRE AND PREMISES        | CO  | 101.64   | 6861    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £67.50 | £6.27 |
| TOURIST INFORMATION CENTRE AND LIBRARY, HILL STREET, CORBRIDGE, NORTHD | CORBRIDGE | NE45 5AA | OFFICES AND PREMISES             | MLO | 99       | 8910    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £90.00 | £8.36 |
| BALMAN GALLERY, TOWN HALL BUILDINGS, PRINCES STREET, CORBRIDGE, NORTHD | CORBRIDGE | NE45 5AD | OFFICES AND PREMISES             | CO  | 212.53   | 16569   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £77.96 | £7.24 |
| 1ST FLR 20A, WATLING STREET, CORBRIDGE, NORTHD                         | CORBRIDGE | NE45 5AH | OFFICES AND PREMISES             | CO  | 60.8     | 5072    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £83.42 | £7.75 |
| GND FLR VICARS PELE, MARKET PLACE, CORBRIDGE, NORTHD                   | CORBRIDGE | NE45 5AW | STUDIO AND PREMISES              | CO  | 21.3     | 1038    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £48.73 | £4.53 |
| 1ST FLR VICARS PELE, MARKET PLACE, CORBRIDGE, NORTHD                   | CORBRIDGE | NE45 5AW | STUDIO AND PREMISES              | CO  | 24       | 1169    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £48.71 | £4.53 |
| 16A, MARKET PLACE, CORBRIDGE, NORTHD                                   | CORBRIDGE | NE45 5AW | OFFICES AND PREMISES             | CO  | 54.6     | 4415    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £80.86 | £7.51 |
| 1, TYNEDALE MEWS, MARKET PLACE, CORBRIDGE, NORTHD                      | CORBRIDGE | NE45 5AW | OFFICES AND PREMISES             | CO  | 67.3     | 5463    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £81.17 | £7.54 |
| HEXHAM FLAT ROOFING, STATION ROAD, CORBRIDGE, NORTHD                   | CORBRIDGE | NE45 5AY | OFFICES AND PREMISES             | CO  | 151.9    | 6836    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £45.00 | £4.18 |
| VOGUE HAIRDRESSING 1ST FLR, ST HELENS HOUSE, ST HELENS STREET,         | CORBRIDGE | NE45 5BE | OFFICES AND PREMISES             | CO  | 138.5    | 6057    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £43.73 | £4.06 |
| SMITHS GORE, EASTFIELD HOUSE, MAIN STREET, CORBRIDGE, NORTHD           | CORBRIDGE | NE45 5LA | OFFICES AND PREMISES             | CO  | 301.9    | 17566   | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £58.18 | £5.41 |
| BISHOPS COURT, MAIN STREET, CORBRIDGE, NORTHD                          | CORBRIDGE | NE45 5LA | SHOWROOM AND PREMISES            | CO  | 104.7    | 10365   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £99.00 | £9.20 |
| MAIN HOUSE, MAIN STREET, CORBRIDGE, NORTHD                             | CORBRIDGE | NE45 5LB | OFFICES AND PREMISES             | CO  | 106.1    | 9144    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £86.18 | £8.01 |
| MR GIBSON AT THE ANGEL RADCLIFFE, MAIN STREET, CORBRIDGE, NORTHD       | CORBRIDGE | NE45 5LE | OFFICE AND PREMISES              | CO  | 26.16    | 2354    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £89.98 | £8.36 |
| 4, TYNEDALE MEWS, MARKET PLACE, CORBRIDGE, NORTHD                      | CORBRIDGE | NE45 5NH | CONSULTING ROOMS & PREMISES      | CO  | 50.7     | 4361    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 25 | £86.02 | £7.99 |
| UNIT 1 SHAWWELL BUSINESS CENTRE, STAGSHAW ROAD, CORBRIDGE, NORTHD      | CORBRIDGE | NE45 5PQ | OFFICES AND PREMISES             | CO  | 84.81    | 7509    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £88.54 | £8.23 |
| UNIT 3 SHAWWELL BUSINESS CENTRE, STAGSHAW ROAD, CORBRIDGE, NORTHD      | CORBRIDGE | NE45 5PQ | OFFICES AND PREMISES             | CO  | 92.22    | 8219    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £89.12 | £8.28 |
| UNIT 5 SHAWWELL BUSINESS CENTRE, STAGSHAW ROAD, CORBRIDGE, NORTHD      | CORBRIDGE | NE45 5PQ | OFFICES AND PREMISES             | CO  | 34.8     | 3043    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £87.44 | £8.12 |
| UNIT 6 SHAWWELL BUSINESS CENTRE, STAGSHAW ROAD, CORBRIDGE, NORTHD      | CORBRIDGE | NE45 5PQ | OFFICES AND PREMISES             | CO  | 97.18    | 8622    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £88.72 | £8.24 |
| UNIT 7 SHAWWELL BUSINESS CENTRE, STAGSHAW ROAD, CORBRIDGE, NORTHD      | CORBRIDGE | NE45 5PQ | OFFICES AND PREMISES             | CO  | 115.33   | 10274   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £89.08 | £8.28 |
| UNIT 8 SHAWWELL BUSINESS CENTRE, STAGSHAW ROAD, CORBRIDGE, NORTHD      | CORBRIDGE | NE45 5PQ | OFFICES AND PREMISES             | CO  | 89.7     | 7980    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £88.96 | £8.26 |
| UNIT 4 SHAWWELL BUSINESS CENTRE, STAGSHAW ROAD, CORBRIDGE, NORTHD      | CORBRIDGE | NE45 5PQ | OFFICES AND PREMISES             | CO  | 65.71    | 5719    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £87.03 | £8.09 |
| UNIT 2 SHAWWELL BUSINESS CENTRE, STAGSHAW ROAD, CORBRIDGE, NORTHD      | CORBRIDGE | NE45 5PQ | OFFICES AND PREMISES             | CO  | 123.33   | 10975   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £88.99 | £8.27 |
|  |           |          |                                  |     |          |         | 6  | 10 | 8  | 1 | 0 | 0 | 0 | 0 |    |        |       |
| QEM SYSTEMS LTD CARR HILL FARMHOUSE, HALTON SHIELDS, CORBRIDGE, NORTHD | CORBRIDGE | NE45 5PZ | OFFICE AND PREMISES              | CO  | 48.2     | 2016    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £41.83 | £3.89 |
| INTERPRETATION CENTRE, DILSTON HALL, CORBRIDGE, NORTHD                 | CORBRIDGE | NE45 5RJ | INFORMATION CENTRE AND PREMISES  | CO  | 74.26    | 2836    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £38.19 | £3.55 |
| OSBIT POWER LTD, BROOMHAUGH HOUSE, RIDING MILL, NORTHD                 |           | NE44 6EG | OFFICES AND PREMISES             | CO  | 483.3    | 29862   | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £61.79 | £5.74 |
| AYDON SOUTH FARM, CORBRIDGE, NORTHD                                    | CORBRIDGE | NE45 5PL | OFFICES AND PREMISES             | CO  | 509.45   | 18320   | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 |    | £35.96 | £3.34 |
| GALLERY UPSTAIRS, THE SQUARE, BLANCHLAND, CONSETT, CO DURHAM           |           | DH8 9SR  | GALLERY AND PREMISES             | CO  | 53       | 1804    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £34.04 | £3.16 |
| THE PURSUIT CENTRE, SLALEY HALL, SLALEY, HEXHAM, NORTHD                |           | NE47 0BX | OFFICES AND PREMISES             | CO  | 205.4    | 7402    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |    | £36.04 | £3.35 |
| WHITE HALL CHAPEL AT WHITE HALL, STEEL, HEXHAM, NORTHD                 |           | NE47 0HU | OFFICE AND PREMISES              | CO  | 56.55    | 2444    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |    | £43.22 | £4.01 |
| DODWELL BROTHERS LTD, LONG LEA, STEEL, HEXHAM, NORTHD                  |           | NE47 0JD | OFFICES AND PREMISES             | CO  | 49       | 2023    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £41.29 | £3.84 |
|  |           |          |                                  |     |          |         | 2  | 3  | 1  | 1 | 1 | 0 | 0 | 0 | 8  |        |       |
|  |           |          |                                  |     | 4215.2   | 242095  | 8  | 13 | 10 | 3 | 1 | 0 | 0 | 0 | 35 |        |       |
| HEXHAM   |           |          |                                  |     |          |         |    |    |    |   |   |   |   |   |    |        |       |
| BATEYS TAXIS, HEXHAM STATION, HEXHAM, NORTHD                           | HEXHAM    | NE46 1ET | OFFICES AND PREMISES             | CO  | 14.76    | 1122    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |    | £76.02 | £7.06 |
| UNITS 1-2, STATION COURT, STATION ROAD, HEXHAM, NORTHD                 | HEXHAM    | NE46 1EX | OFFICES AND PREMISES             | CO  | 267.6    | 20197   | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |    | £75.47 | £7.01 |
|  |           |          |                                  |     |          |         | 1  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 2  |        |       |

E = TYNEDALE



APPENDIX 3  
OFFICE STOCK

|  |        |          |                                    |    |        |       |   |   |   |   |   |   |   |   |
|--|--------|----------|------------------------------------|----|--------|-------|---|---|---|---|---|---|---|---|
| R/O 6, BATTLE HILL, HEXHAM, NORTHD                                   | HEXHAM | NE46 1BB | LABORATORIES, OFFICES AND PREMISES | CO | 260.43 | 3326  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| 4, EASTGATE, HEXHAM, NORTHD  | HEXHAM | NE46 1BH | TREATMENT ROOMS AND PREMISES       | CO | 202.9  | 12205 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| THE OLD TRANSFORMER SHED, EASTGATE, HEXHAM, NORTHD                   | HEXHAM | NE46 1BH | OFFICES AND PREMISES               | CO | 31.1   | 2296  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EASTBURN, SOUTH PARK, HEXHAM, NORTHD                                 | HEXHAM | NE46 1BS | OFFICES AND PREMISES               | ML | 507.4  | 40209 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| HEXHAM ENTERPRISE HUB ANNEX EASTBURN, SOUTH PARK, HEXHAM, NORTHD     | HEXHAM | NE46 1BS | OFFICES AND PREMISES               | CO | 54.82  | 4386  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| POD 1 HEXHAM ENTERPRISE HUB EASTBURN, SOUTH PARK, HEXHAM, NORTHD     | HEXHAM | NE46 1BS | OFFICE AND PREMISES                | CO | 11.18  | 894   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| POD 2 HEXHAM ENTERPRISE HUB EASTBURN, SOUTH PARK, HEXHAM, NORTHD     | HEXHAM | NE46 1BS | OFFICE AND PREMISES                | CO | 7.09   | 567   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| POD 3 HEXHAM ENTERPRISE HUB EASTBURN, SOUTH PARK, HEXHAM, NORTHD     | HEXHAM | NE46 1BS | OFFICE AND PREMISES                | CO | 7.09   | 567   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| POD 4 HEXHAM ENTERPRISE HUB EASTBURN, SOUTH PARK, HEXHAM, NORTHD     | HEXHAM | NE46 1BS | OFFICE AND PREMISES                | CO | 11.18  | 894   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NORTHUMBERLAND TRAINING AGENCY, THE OLD SWIMMING POOL, HEXHAM MIDDLE | HEXHAM | NE46 1BU | OFFICES AND PREMISES               | CO | 142.19 | 4976  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| OPEN LEARNING CENTRE THE GATE HOUSE, WANLESS LANE, HEXHAM, NORTHD    | HEXHAM | NE46 1BU | OFFICES AND PREMISES               | ML | 230.8  | 13813 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 28, DERWENT ROAD, HEXHAM, NORTHD                                     | HEXHAM | NE46 1DJ | OFFICES AND PREMISES               | CO | 47.4   | 3536  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| DENE PARK HOUSE, DENE PARK, HEXHAM, NORTHD                           | HEXHAM | NE46 1HN | OFFICES AND PREMISES               | CO | 1315.6 | 98204 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| 2ND FLR (FRONT) 2, CATTLE MARKET, HEXHAM, NORTHD                     | HEXHAM | NE46 1LS | STORE AND PREMISES                 | CO | 24     | 948   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1ST FLR (REAR) 2, CATTLE MARKET, HEXHAM, NORTHD                      | HEXHAM | NE46 1LS | OFFICE AND PREMISES                | CO | 9.6    | 730   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1ST FLR (FRONT) 2, CATTLE MARKET, HEXHAM, NORTHD                     | HEXHAM | NE46 1LS | OFFICE AND PREMISES                | CO | 20.2   | 1535  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2ND FLR (REAR) 2, CATTLE MARKET, HEXHAM, NORTHD                      | HEXHAM | NE46 1LS | STORE AND PREMISES                 | CO | 8.68   | 343   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1ST & 2ND FLRS 45, FORE STREET, HEXHAM, NORTHD                       | HEXHAM | NE46 1LU | OFFICES AND PREMISES               | CO | 77.5   | 5431  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1ST & 2ND FLRS 20, FORE STREET, HEXHAM, NORTHD                       | HEXHAM | NE46 1LZ | STUDIO AND PREMISES                | CO | 85.3   | 5918  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1ST FLR 24, FORE STREET, HEXHAM, NORTHD                              | HEXHAM | NE46 1LZ | OFFICES AND PREMISES               | CO | 29.6   | 2368  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2ND FLR 24, FORE STREET, HEXHAM, NORTHD                              | HEXHAM | NE46 1LZ | OFFICES                            | CO | 26.8   | 1608  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1ST & 2ND FS 1, FORE STREET, HEXHAM, NORTHD                          | HEXHAM | NE46 1ND | OFFICES AND PREMISES               | CO | 133.5  | 8576  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 1ST FLR 1, MEAL MARKET, HEXHAM, NORTHD                               | HEXHAM | NE46 1NF | OFFICES AND PREMISES               | CO | 73.5   | 5696  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2ND FLR 1, MEAL MARKET, HEXHAM, NORTHD                               | HEXHAM | NE46 1NF | OFFICES AND PREMISES               | CO | 93.5   | 5610  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2A, MEAL MARKET, HEXHAM, NORTHD                                      | HEXHAM | NE46 1NF | OFFICES AND PREMISES               | CO | 38.9   | 2472  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| OFFICE 2 COOKES BUILDING 4, MEAL MARKET, HEXHAM, NORTHD              | HEXHAM | NE46 1NF | OFFICE AND PREMISES                | CO | 21.12  | 1267  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| OFFICE 4 COOKES BUILDING 4, MEAL MARKET, HEXHAM, NORTHD              | HEXHAM | NE46 1NF | OFFICE AND PREMISES                | CO | 21.94  | 1141  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| OFFICE 5 COOKES BUILDING 4, MEAL MARKET, HEXHAM, NORTHD              | HEXHAM | NE46 1NF | OFFICE AND PREMISES                | CO | 13.46  | 700   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| OFFICE 1 COOKES BUILDING 4, MEAL MARKET, HEXHAM, NORTHD              | HEXHAM | NE46 1NF | OFFICE AND PREMISES                | CO | 30.9   | 2472  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| OFFICE 3 COOKES BUILDING 4, MEAL MARKET, HEXHAM, NORTHD              | HEXHAM | NE46 1NF | OFFICE AND PREMISES                | CO | 8.6    | 516   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11 & 12, THE COURTYARD, ST MARYS CHARE, HEXHAM, NORTHD               | HEXHAM | NE46 1NH | OFFICES AND PREMISES               | CO | 114.58 | 7198  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 1ST FLR 5, CATTLE MARKET, HEXHAM, NORTHD                             | HEXHAM | NE46 1NJ | OFFICES AND PREMISES               | CO | 154    | 12320 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 2ND FLR 5, CATTLE MARKET, HEXHAM, NORTHD                             | HEXHAM | NE46 1NJ | OFFICES AND PREMISES               | CO | 79.9   | 4246  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| ACHILLES PHYSIO 28, ST MARYS CHARE, HEXHAM, NORTHD                   | HEXHAM | NE46 1NQ | OFFICES AND PREMISES               | CO | 40.97  | 2968  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 31, ST MARYS CHARE, HEXHAM, NORTHD                                   | HEXHAM | NE46 1NQ | OFFICES AND PREMISES               | CO | 265.4  | 18794 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| 6, JUBILEE BUILDINGS, HEXHAM, NORTHD                                 | HEXHAM | NE46 1NW | OFFICES AND PREMISES               | CO | 48.5   | 3880  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27, PRIESTPOPPLE, HEXHAM, NORTHD                                     | HEXHAM | NE46 1PB | OFFICES AND PREMISES               | CO | 196.37 | 13437 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 19/21, PRIESTPOPPLE, HEXHAM, NORTHD                                  | HEXHAM | NE46 1PH | OFFICES AND PREMISES               | CO | 414.54 | 28950 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| I HUNTER 28, PRIESTPOPPLE, HEXHAM, NORTHD                            | HEXHAM | NE46 1PQ | OFFICE AND PREMISES                | CO | 30.1   | 2101  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| R CALEY 28, PRIESTPOPPLE, HEXHAM, NORTHD                             | HEXHAM | NE46 1PQ | OFFICE AND PREMISES                | CO | 9      | 720   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ORCHARD HOUSE, PRIESTPOPPLE, HEXHAM, NORTHD                          | HEXHAM | NE46 1PR | OFFICES & PREMISES                 | CO | 146.2  | 11846 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| AGRICULTURE HOUSE, ARGYLE TERRACE, HEXHAM, NORTHD                    | HEXHAM | NE46 1QB | OFFICES AND PREMISES               | CO | 112.57 | 7879  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| TOURIST INFORMATION CENTRE, WENTWORTH PARK, ALEMOUTH ROAD, HEXHAM,   | HEXHAM | NE46 1QE | OFFICES AND PREMISES               | CO | 156.3  | 10418 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| HMC GROUP FORMER HOSPITAL BUILDINGS NORTH SIDE, CORBRIDGE ROAD,      | HEXHAM | NE46 1QJ | OFFICES AND PREMISES               | CO | 800.4  | 14471 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| TYNEDALE TOTAL FUND, HEXHAM GENERAL HOSPITAL, HEXHAM, NORTHD         | HEXHAM | NE46 1QJ | OFFICES AND PREMISES               | CO | 40.5   | 2722  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2, CHISHOLM PLACE, HEXHAM, NORTHD                                    | HEXHAM | NE46 1QL | OFFICES AND PREMISES               | CO | 189.8  | 12415 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| CHARLTON HOUSE, CHISHOLM PLACE, HEXHAM, NORTHD                       | HEXHAM | NE46 1QL | OFFICES AND PREMISES               | CO | 68.9   | 4920  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1, ORCHARD PLACE, HEXHAM, NORTHD                                     | HEXHAM | NE46 1QQ | OFFICES AND PREMISES               | CO | 169.7  | 9625  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 3, ORCHARD PLACE, HEXHAM, NORTHD                                     | HEXHAM | NE46 1QQ | OFFICES AND PREMISES               | CO | 127.8  | 9451  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| PT GND FLR OLD GRAMMER SCHOOL, HALLGATE, HEXHAM, NORTHD              | HEXHAM | NE46 1XA | OFFICES AND PREMISES               | CO | 19.7   | 1381  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PT GND FLR AND 1ST FLR OLD GRAMMER SCHOOL, HALLGATE, HEXHAM, NORTHD  | HEXHAM | NE46 1XA | OFFICES AND PREMISES               | ML | 329.8  | 23765 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| 1, WENTWORTH PLACE, HEXHAM, NORTHD                                   | HEXHAM | NE46 1XB | OFFICES AND PREMISES               | CO | 59.1   | 4687  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASEMENT 1, WENTWORTH PLACE, HEXHAM, NORTHD                          | HEXHAM | NE46 1XB | OFFICES AND PREMISES               | CO | 31.4   | 1256  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2, WENTWORTH PLACE, HEXHAM, NORTHD                                   | HEXHAM | NE46 1XB | OFFICES AND PREMISES               | CO | 53.2   | 3540  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3, WENTWORTH PLACE, HEXHAM, NORTHD                                   | HEXHAM | NE46 1XB | OFFICES AND PREMISES               | CO | 103    | 7037  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 4, WENTWORTH PLACE, HEXHAM, NORTHD                                   | HEXHAM | NE46 1XB | OFFICES AND PREMISES               | ML | 70.4   | 4603  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| PROSPECT HOUSE, HALLGATE, HEXHAM, NORTHD                             | HEXHAM | NE46 1XD | OFFICES AND PREMISES               | ML | 924.45 | 58442 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| 18, HALLGATE, HEXHAM, NORTHD   | HEXHAM | NE46 1XD | OFFICES AND PREMISES               | CO | 88.7   | 5043  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 26, HALLGATE, HEXHAM, NORTHD   | HEXHAM | NE46 1XD | OFFICES AND PREMISES               | CO | 64.4   | 4816  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 26A, HALLGATE, HEXHAM, NORTHD  | HEXHAM | NE46 1XD | CONSULTING ROOM AND PREMISES       | CO | 27.1   | 1626  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2ND FLOOR 8-9, MARKET PLACE, HEXHAM, NORTHD                          | HEXHAM | NE46 1XF | OFFICES AND PREMISES               | CO | 63.5   | 3779  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| AGE CONCERN TRAINING 8-9, MARKET PLACE, HEXHAM, NORTHD               | HEXHAM | NE46 1XF | OFFICES AND PREMISES               | CO | 152.6  | 8013  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |

E = TYNEDALE

APPENDIX 3  
OFFICE STOCK

|   |        |          |                      |     |        |        |    |    |    |   |   |   |   |   |   |    |         |        |
|---|--------|----------|----------------------|-----|--------|--------|----|----|----|---|---|---|---|---|---|----|---------|--------|
| 2ND & 3RD FLRS 10, MARKET PLACE, HEXHAM, NORTHD                             | HEXHAM | NE46 1XF | OFFICES AND PREMISES | CO  | 71     | 4018   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 95 | £56.59  | £5.26  |
| 1ST FLR 10, MARKET PLACE, HEXHAM, NORTHD                                    | HEXHAM | NE46 1XG | OFFICES AND PREMISES | CO  | 108.53 | 7780   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £71.69  | £6.66  |
| TYNEDALE DISTRICT COUNCIL, TYNE MILLS, HEXHAM, NORTHD                       | HEXHAM | NE46 1XL | OFFICES AND PREMISES | CO  | 1331.4 | 35173  | 0  | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £26.42  | £2.45  |
| 17A, MARKET PLACE, HEXHAM, NORTHD   | HEXHAM | NE46 1XQ | OFFICES AND PREMISES | CO  | 46.82  | 3139   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £67.04  | £6.23  |
| 26, BATTLE HILL, HEXHAM, NORTHD   | HEXHAM | NE46 2EB | OFFICES AND PREMISES | CO  | 18.2   | 1383   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.99  | £7.06  |
| 2, BURNCLIFFE, SHAFTOE LEAZES, HEXHAM, NORTHD                               | HEXHAM | NE46 3DD | OFFICES AND PREMISES | CO  | 57.2   | 4406   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £77.03  | £7.16  |
| UNIT 1, BURNHAUGH ESTATE, BURN LANE, HEXHAM, NORTHD                         | HEXHAM | NE46 3HN | OFFICES AND PREMISES | CO  | 114.8  | 5366   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £46.74  | £4.34  |
| COURANT OFFICE, BEAUMONT STREET, HEXHAM, NORTHD                             | HEXHAM | NE46 3LS | OFFICES AND PREMISES | CO  | 351.3  | 25516  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £72.63  | £6.75  |
| HEXHAM HOUSE, GILESGATE, HEXHAM, NORTHD                                     | HEXHAM | NE46 3NH | OFFICES AND PREMISES | ML  | 633.05 | 36325  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £57.38  | £5.33  |
| 2, GILESGATE, HEXHAM, NORTHD  | HEXHAM | NE46 3NJ | OFFICES AND PREMISES | CO  | 70.7   | 5416   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £76.61  | £7.12  |
| 16, GILESGATE, HEXHAM, NORTHD   | HEXHAM | NE46 3NJ | OFFICES AND PREMISES | CO  | 285.7  | 21472  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £75.16  | £6.98  |
| GND FLR 14, GILESGATE, HEXHAM, NORTHD                                       | HEXHAM | NE46 3NJ | OFFICES AND PREMISES | CO  | 146.6  | 11225  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £76.57  | £7.11  |
| 1ST & 2ND FLRS 14, GILESGATE, HEXHAM, NORTHD                                | HEXHAM | NE46 3NJ | OFFICES AND PREMISES | CO  | 186.65 | 12968  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £69.48  | £6.45  |
| 8, GILESGATE, HEXHAM, NORTHD  | HEXHAM | NE46 3NJ | OFFICES AND PREMISES | CO  | 234.8  | 15326  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £65.27  | £6.06  |
| 1, TANNERS YARD, HEXHAM, NORTHD   | HEXHAM | NE46 3NL | OFFICES AND PREMISES | CO  | 106.6  | 8528   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £80.00  | £7.43  |
| 2A, TANNERS YARD, HEXHAM, NORTHD  | HEXHAM | NE46 3NL | OFFICES AND PREMISES | ML  | 58     | 3480   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £60.00  | £5.57  |
| 2B, TANNERS YARD, HEXHAM, NORTHD  | HEXHAM | NE46 3NL | OFFICES AND PREMISES | CO  | 69.9   | 5692   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £81.43  | £7.56  |
| CITIZENS ADVICE BUREAU, HEXHAM COMMUNITY CENTRE, GILESGATE, HEXHAM,         | HEXHAM | NE46 3NP | OFFICES AND PREMISES | CO  | 52.1   | 4168   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £80.00  | £7.43  |
| OFFICE 3 2ND FLR, HEXHAM COMMUNITY CENTRE, GILESGATE, HEXHAM, NORTHD        | HEXHAM | NE46 3NP | OFFICES AND PREMISES | CO  | 14.6   | 1168   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £80.00  | £7.43  |
| TYNEDALE VILLAGE ACCESS, HEXHAM COMMUNITY CENTRE, GILESGATE, HEXHAM,        | HEXHAM | NE46 3NP | OFFICE AND PREMISES  | CO  | 13.4   | 1072   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £80.00  | £7.43  |
| OFFICE 4 HEXHAM COMMUNITY CENTRE, GILESGATE, HEXHAM, NORTHD                 | HEXHAM | NE46 3NP | OFFICES AND PREMISES | CO  | 17.35  | 1388   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £80.00  | £7.43  |
| COMMUNITY ACTION NORTHUMBERLAND, HEXHAM COMMUNITY CENTRE, GILESGATE,        | HEXHAM | NE46 3NP | OFFICES AND PREMISES | CO  | 13.4   | 1072   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £80.00  | £7.43  |
| THE SAMLING FOUNDATION, HEXHAM COMMUNITY CENTRE, GILESGATE, HEXHAM,         | HEXHAM | NE46 3NP | OFFICES AND PREMISES | CO  | 42.4   | 3392   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £80.00  | £7.43  |
| 3, MARKET STREET, HEXHAM, NORTHD  | HEXHAM | NE46 3NS | OFFICE AND PREMISES  | CO  | 15.1   | 1208   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £80.00  | £7.43  |
| HADRIAN HOUSE 21, MARKET STREET, HEXHAM, NORTHD                             | HEXHAM | NE46 3NT | OFFICES AND PREMISES | ML  | 579.2  | 34525  | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 |    | £59.61  | £5.54  |
| 1ST & 2ND FLRS 24, MARKET STREET, HEXHAM, NORTHD                            | HEXHAM | NE46 3NU | OFFICES AND PREMISES | CO  | 79.2   | 5293   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £66.83  | £6.21  |
| NORTHUMBERLAND COUNTY COUNCIL, ABBEYGATE HOUSE, MARKET STREET,              | HEXHAM | NE46 3NU | OFFICES AND PREMISES | ML  | 215.6  | 14287  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £66.27  | £6.16  |
| 7, HALLSTILE BANK, HEXHAM, NORTHD   | HEXHAM | NE46 3PG | OFFICES AND PREMISES | CO  | 80.8   | 6464   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £80.00  | £7.43  |
| 1ST & 2ND FLRS 13, HALLSTILE BANK, HEXHAM, NORTHD                           | HEXHAM | NE46 3PG | OFFICES AND PREMISES | CO  | 82.6   | 5829   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £70.57  | £6.56  |
| 16, HALLSTILE BANK, HEXHAM, NORTHD  | HEXHAM | NE46 3PQ | OFFICES AND PREMISES | CO  | 91.2   | 7048   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £77.28  | £7.18  |
| THE KITCHEN CENTRE 45, HALLSTILE BANK, HEXHAM, NORTHD                       | HEXHAM | NE46 3PQ | OFFICES AND PREMISES | CO  | 59.4   | 4514   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.99  | £7.06  |
| 20, GILESGATE, HEXHAM, NORTHD   | HEXHAM | NE46 3QD | OFFICES AND PREMISES | CO  | 219.4  | 16144  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £73.58  | £6.84  |
| 1, GILES PLACE, HEXHAM, NORTHD  | HEXHAM | NE46 3QE | OFFICES AND PREMISES | CO  | 117.01 | 9083   | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £77.63  | £7.21  |
|   |        |          |                      |     |        |        | 34 | 24 | 24 | 6 | 5 | 2 | 0 | 0 | 0 |    |         |        |
| DWP, ST ANDREWS HOUSE, HAUGH LANE, HEXHAM, NORTHD                           | HEXHAM | NE46 3PA | OFFICES AND PREMISES | CO  | 980.18 | 101918 | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 9  | £103.98 | £9.66  |
| VATTENFALL, ST ANDREWS HOUSE, HAUGH LANE, HEXHAM, NORTHD                    | HEXHAM | NE46 3PA | OFFICES AND PREMISES | CO  | 1068.6 | 116313 | 0  | 0  | 0  | 0 | 0 | 1 | 0 | 0 | 0 |    | £108.85 | £10.11 |
| FLAT 4, LINKS, HAUGH LANE, HEXHAM, NORTHD                                   | HEXHAM | NE46 3PT | OFFICES AND PREMISES | CO  | 57.6   | 2880   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £50.00  | £4.65  |
| LINKS HOUSE, HAUGH LANE, HEXHAM, NORTHD                                     | HEXHAM | NE46 3PT | OFFICES AND PREMISES | COW | 226.87 | 17787  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £78.40  | £7.28  |
| 27, HAUGH LANE, HEXHAM, NORTHD  | HEXHAM | NE46 3PT | OFFICES AND PREMISES | CO  | 36.2   | 3536   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £97.68  | £9.07  |
| BLUEBIRD HOUSE, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM,           | HEXHAM | NE46 3PU | OFFICES AND PREMISES | CO  | 86.7   | 6981   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £80.52  | £7.48  |
| UNIT 11, HAUGH LANE INDUSTRIAL ESTATE, HAUGH LANE, HEXHAM, NORTHD           | HEXHAM | NE46 3PU | OFFICES AND PREMISES | CO  | 267.6  | 11336  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £42.36  | £3.94  |
| STOKOE RODGER, HAUGH LANE INDUSTRIAL ESTATE, ST MATTHEWS HOUSE, HAUGH       | HEXHAM | NE46 3PU | OFFICES AND PREMISES | CO  | 396.1  | 39084  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £98.67  | £9.17  |
| GROUND FLOOR, HAUGH LANE INDUSTRIAL ESTATE, ST MATTHEWS HOUSE, HAUGH        | HEXHAM | NE46 3PU | OFFICES AND PREMISES | CO  | 364.1  | 38020  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £104.42 | £9.70  |
|   |        |          |                      |     |        |        | 1  | 2  | 1  | 3 | 1 | 1 | 0 | 0 | 0 |    |         |        |
| TANNERS BURN HOUSE, BURN LANE, HEXHAM, NORTHD                               | HEXHAM | NE46 3RU | OFFICES AND PREMISES | CO  | 376.38 | 36866  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 8  | £97.95  | £9.10  |
| THE MILL, HEXHAM BUSINESS PARK, BURN LANE, HEXHAM, NORTHD                   | HEXHAM | NE46 3RU | OFFICES AND PREMISES | CO  | 218.13 | 18434  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £84.51  | £7.85  |
| NCL HOUSE, HEXHAM BUSINESS PARK, BURN LANE, HEXHAM, NORTHD                  | HEXHAM | NE46 3RU | OFFICES AND PREMISES | CO  | 405.95 | 38311  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £94.37  | £8.77  |
| 1ST FLOOR BURNSIDE HOUSE, HEXHAM BUSINESS PARK, BURN LANE, HEXHAM,          | HEXHAM | NE46 3RU | OFFICES AND PREMISES | CO  | 134.4  | 13640  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £101.49 | £9.43  |
| GND FLOOR BURNSIDE HOUSE, HEXHAM BUSINESS PARK, BURN LANE, HEXHAM,          | HEXHAM | NE46 3RU | OFFICE AND PREMISES  | CO  | 104.3  | 10630  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £101.92 | £9.47  |
| UNIT B2, HEXHAM BUSINESS PARK, BURN LANE, HEXHAM, NORTHD                    | HEXHAM | NE46 3RU | OFFICES AND PREMISES | CO  | 238.7  | 24270  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £101.68 | £9.45  |
| MILBURN HOUSE, HEXHAM BUSINESS PARK, BURN LANE, HEXHAM, NORTHD              | HEXHAM | NE46 3RU | OFFICES AND PREMISES | CO  | 374.6  | 38010  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £101.47 | £9.43  |
| TYNEDALE HOUSE, HEXHAM BUSINESS PARK, BURN LANE, HEXHAM, NORTHD             | HEXHAM | NE46 3RU | OFFICES AND PREMISES | CO  | 246.56 | 26938  | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 0 |    | £109.26 | £10.15 |
|   |        |          |                      |     |        |        | 0  | 0  | 5  | 3 | 0 | 0 | 0 | 0 | 0 |    |         |        |
| EGGS-PORT LTD, HEXHAM AUCTION MART, TYNE GREEN, HEXHAM, NORTHD              | HEXHAM | NE46 3SG | OFFICES AND PREMISES | CO  | 73.47  | 4234   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 | 5  | £57.63  | £5.35  |
| NATIONAL BEEF ASSOCIATION 1ST FLR, HEXHAM AUCTION MART, TYNE GREEN,         | HEXHAM | NE46 3SG | OFFICES AND PREMISES | CO  | 53.27  | 3062   | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £57.48  | £5.34  |
| NORTHUMBERLAND COUNTY SHOW, HEXHAM AUCTION MART, TYNE GREEN, HEXHAM,        | HEXHAM | NE46 3SG | OFFICE               | CO  | 39.5   | 3160   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £80.00  | £7.43  |
| MCCOWIE & CO, HEXHAM AUCTION MART, TYNE GREEN, HEXHAM, NORTHD               | HEXHAM | NE46 3SG | OFFICES AND PREMISES | CO  | 39.8   | 3184   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £80.00  | £7.43  |
| J S HUBBUCK LTD, HEXHAM AUCTION MART, TYNE GREEN, HEXHAM, NORTHD            | HEXHAM | NE46 3SG | OFFICES AND PREMISES | CO  | 299.8  | 12932  | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    | £43.14  | £4.01  |
|   |        |          |                      |     |        |        | 2  | 2  | 0  | 1 | 0 | 0 | 0 | 0 | 0 |    |         |        |
| OFFICE F4-F5 THE I SPACE SUITE, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, | HEXHAM | NE46 4DQ | OFFICE AND PREMISES  | CO  | 40.86  | 3958   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £96.87  | £9.00  |
| OFFICE F1 THE I SPACE SUITE, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE,    | HEXHAM | NE46 4DQ | OFFICE               | CO  | 10.8   | 996    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £92.22  | £8.57  |
| OFFICE F2 THE I SPACE SUITE, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE,    | HEXHAM | NE46 4DQ | OFFICE               | CO  | 11.26  | 1039   | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 0 |    | £92.27  | £8.57  |

APPENDIX 3  
OFFICE STOCK

|  |        |          |                      |    |          |         |    |    |    |    |   |   |   |   |     |         |       |
|--|--------|----------|----------------------|----|----------|---------|----|----|----|----|---|---|---|---|-----|---------|-------|
| OFFICE F3 THE I SPACE SUITE, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, | HEXHAM | NE46 4DQ | OFFICE               | CO | 14.21    | 1311    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 | 28  | £92.26  | £8.57 |
| OFFICE G1 THE I SPACE SUITE, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, | HEXHAM | NE46 4DQ | OFFICE               | CO | 19.9     | 1836    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £92.26  | £8.57 |
| OFFICE G2 THE I SPACE SUITE, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, | HEXHAM | NE46 4DQ | OFFICE               | CO | 11.52    | 1063    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £92.27  | £8.57 |
| OFFICE G3 THE I SPACE SUITE, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, | HEXHAM | NE46 4DQ | OFFICE               | CO | 11.07    | 1021    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £92.23  | £8.57 |
| OFFICE G4 THE I SPACE SUITE, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, | HEXHAM | NE46 4DQ | OFFICE               | CO | 21.76    | 2007    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £92.23  | £8.57 |
| SUITE 1, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, HEXHAM, NORTHD      | HEXHAM | NE46 4DQ | OFFICES AND PREMISES | CO | 86.32    | 7869    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £91.16  | £8.47 |
| SUITE 2, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, HEXHAM, NORTHD      | HEXHAM | NE46 4DQ | OFFICES AND PREMISES | CO | 46.56    | 4345    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £93.32  | £8.67 |
| SUITE 3, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, HEXHAM, NORTHD      | HEXHAM | NE46 4DQ | OFFICES AND PREMISES | CO | 87.46    | 8021    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £91.71  | £8.52 |
| OFFICE 6, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, HEXHAM, NORTHD     | HEXHAM | NE46 4DQ | OFFICES AND PREMISES | CO | 20.48    | 1893    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £92.43  | £8.59 |
| OFFICE 7, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, HEXHAM, NORTHD     | HEXHAM | NE46 4DQ | OFFICES AND PREMISES | CO | 25.95    | 2444    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £94.18  | £8.75 |
| OFFICE 8, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, HEXHAM, NORTHD     | HEXHAM | NE46 4DQ | OFFICES AND PREMISES | CO | 16.73    | 1593    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £95.22  | £8.85 |
| BIOSTORE, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, HEXHAM, NORTHD     | HEXHAM | NE46 4DQ | OFFICES AND PREMISES | CO | 243.61   | 20100   | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £82.51  | £7.67 |
| SUITE 4, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, HEXHAM, NORTHD      | HEXHAM | NE46 4DQ | OFFICES AND PREMISES | CO | 22.31    | 2058    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £92.25  | £8.57 |
| SUITE 4A, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, HEXHAM, NORTHD     | HEXHAM | NE46 4DQ | OFFICES AND PREMISES | CO | 27.26    | 2503    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £91.82  | £8.53 |
| COMMON PARTS, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, HEXHAM,        | HEXHAM | NE46 4DQ | OFFICES AND PREMISES | CO | 60.85    | 5613    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £92.24  | £8.57 |
| OFFICE F0 THE I SPACE SUITE, MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE, | HEXHAM | NE46 4DQ | OFFICES AND PREMISES | CO | 10.91    | 1006    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £92.21  | £8.57 |
| VATTENFALL WIND POWER LTD, BRIDGE END, HEXHAM, NORTHD                    | HEXHAM | NE46 4NU | OFFICES AND PREMISES | CO | 747.3    | 40063   | 0  | 0  | 0  | 0  | 1 | 0 | 0 | 0 |     | £53.61  | £4.98 |
| SUITE 1, BEAUFONT PARK, ANICK ROAD, HEXHAM, NORTHD                       | HEXHAM | NE46 4TU | OFFICES AND PREMISES | CO | 665.01   | 65952   | 0  | 0  | 0  | 0  | 1 | 0 | 0 | 0 |     | £99.17  | £9.21 |
| SUITE 2, BEAUFONT PARK, ANICK ROAD, HEXHAM, NORTHD                       | HEXHAM | NE46 4TU | OFFICES AND PREMISES | CO | 74.03    | 7603    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £102.70 | £9.54 |
| BORDER RECYCLING LTD SUITE 2, BEAUFONT PARK, ANICK ROAD, HEXHAM,         | HEXHAM | NE46 4TU | OFFICES AND PREMISES | CO | 74.03    | 5752    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £77.70  | £7.22 |
| BRIDGE CONSULTANCY (UK) LTD SUITE 2, BEAUFONT PARK, ANICK ROAD, HEXHAM,  | HEXHAM | NE46 4TU | OFFICES AND PREMISES | CO | 74.03    | 7553    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £102.03 | £9.48 |
| LTS REFURBISHMENT LTD PT SUITE 2, BEAUFONT PARK, ANICK ROAD, HEXHAM,     | HEXHAM | NE46 4TU | OFFICES AND PREMISES | CO | 74.61    | 7661    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £102.68 | £9.54 |
| VACANT PT SUITE 2, BEAUFONT PARK, ANICK ROAD, HEXHAM, NORTHD             | HEXHAM | NE46 4TU | OFFICES AND PREMISES | CO | 74.61    | 7811    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £104.69 | £9.73 |
| 1A, FERRY ROAD, HEXHAM, NORTHD   | HEXHAM | NE46 4JW | OFFICES AND PREMISES | CO | 39.2     | 3443    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £87.83  | £8.16 |
| 1, FERRY ROAD, HEXHAM, NORTHD  | HEXHAM | NE46 4JW | OFFICE AND PREMISES  | CO | 35.8     | 3052    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £85.25  | £7.92 |
|  |        |          |                      |    |          |         | 17 | 8  | 1  | 0  | 2 | 0 | 0 | 0 | 1   |         |       |
| UNIT 4, OCHRELANDS, HEXHAM, NORTHD                                       | HEXHAM | NE46 1SB | OFFICES AND PREMISES | CO | 65.7     | 2905    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £44.22  | £4.11 |
|  |        |          |                      |    |          |         | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     |         |       |
| THE BLACK HOUSE, DIPTON MILL ROAD, HEXHAM, NORTHD                        | HEXHAM | NE46 1RZ | OFFICES AND PREMISES | CO | 99       | 6856    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £69.25  | £6.43 |
| EAST COACH HOUSE, NEWBIGGIN, HEXHAM, NORTHD                              | HEXHAM | NE46 1SZ | OFFICES AND PREMISES | CO | 162.37   | 7386    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £45.49  | £4.23 |
| UNIT 4, PETEREL FIELD BUSINESS VILLAGE, DIPTON MILL ROAD, HEXHAM, NORTHD | HEXHAM | NE46 2JT | OFFICES AND PREMISES | CO | 296.4    | 25371   | 0  | 0  | 0  | 1  | 0 | 0 | 0 | 0 |     | £85.60  | £7.95 |
| UNIT 2, PETEREL FIELD BUSINESS VILLAGE, DIPTON MILL ROAD, HEXHAM, NORTHD | HEXHAM | NE46 2JT | OFFICE AND PREMISES  | CO | 81       | 7290    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £90.00  | £8.36 |
| UNIT 3, PETEREL FIELD BUSINESS VILLAGE, DIPTON MILL ROAD, HEXHAM, NORTHD | HEXHAM | NE46 2JT | OFFICE AND PREMISES  | CO | 33.3     | 2997    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £90.00  | £8.36 |
| UNIT 1, PETEREL FIELD BUSINESS VILLAGE, DIPTON MILL ROAD, HEXHAM, NORTHD | HEXHAM | NE46 2JT | OFFICE AND PREMISES  | CO | 75       | 6219    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £82.92  | £7.70 |
| OFFICE AT KILN RIGG BOTHY, HIGH BRUNTON, WALL, HEXHAM, NORTHD            | HEXHAM | NE46 4EQ | OFFICES AND PREMISES | CO | 49.19    | 2213    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £44.99  | £4.18 |
| SUIT A BILITY 1, WEST COCKLAW, HUMSHAUGH, HEXHAM, NORTHD                 | HEXHAM | NE46 4HN | OFFICE USED AS SHOP  | CO | 63.69    | 2903    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £45.58  | £4.23 |
| 7, BEAUFONT CASTLE, HEXHAM, NORTHD                                       | HEXHAM | NE46 4LT | OFFICES              | CO | 59.8     | 3246    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £54.28  | £5.04 |
| SANDHOE HIGH HOUSE, SANDHOE, HEXHAM, NORTHD                              | HEXHAM | NE46 4LU | SURGERY AND PREMISES | CO | 25.6     | 1536    | 1  | 0  | 0  | 0  | 0 | 0 | 0 | 0 |     | £60.00  | £5.57 |
| THE OLD VICARAGE, WARDEN, HEXHAM, NORTHD                                 | HEXHAM | NE46 4SL | OFFICE               | CO | 63.3     | 3798    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 |     | £60.00  | £5.57 |
| PT GND FLR BOATSIDE BUSINESS CENTRE, WARDEN, HEXHAM, NORTHD              | HEXHAM | NE46 4SQ | OFFICES AND PREMISES | CO | 99.82    | 6488    | 0  | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 14  | £65.00  | £6.04 |
| PT GND FLR AND 1ST FLR BOATSIDE BUSINESS CENTRE, WARDEN, HEXHAM, NORTHD  | HEXHAM | NE46 4SQ | OFFICES AND PREMISES | CO | 118.71   | 7750    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £65.29  | £6.06 |
| FOURSTONES PAPER MILL OFFICES, WARDEN, HEXHAM, NORTHD                    | HEXHAM | NE46 4SX | OFFICES AND PREMISES | CO | 126.7    | 7602    | 0  | 0  | 1  | 0  | 0 | 0 | 0 | 0 |     | £60.00  | £5.57 |
|  |        |          |                      |    |          |         | 3  | 7  | 3  | 1  | 0 | 0 | 0 | 0 |     |         |       |
|  |        |          |                      |    | 24722.36 | 1770392 | 58 | 44 | 34 | 15 | 8 | 3 | 0 | 0 | 162 |         |       |

HAYDON BRIDGE

|  |  |          |                                 |    |        |       |   |   |   |   |   |   |   |   |  |        |       |
|--|--|----------|---------------------------------|----|--------|-------|---|---|---|---|---|---|---|---|--|--------|-------|
| WOMENS INSTITUTE HALL, NEWBROUGH, HEXHAM, NORTHD                       |  | NE47 5AR | OFFICES AND PREMISES            | CO | 85     | 4972  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | £58.49 | £5.43 |
| THE GARDEN STATION, LANGLEY-ON-TYNE, HEXHAM, NORTHD                    |  | NE47 5LA | LECTURE ROOM, CAFE AND PREMISES | CO | 54.7   | 1610  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | £29.43 | £2.73 |
| ESP HILL FARM, HAYDON BRIDGE, HEXHAM, NORTHD                           |  | NE47 6BU | OFFICE                          | CO | 11.7   | 527   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | £45.04 | £4.18 |
| SHAFTOE TRUST, SHAFTOE TERRACE, HAYDON BRIDGE, HEXHAM, NORTHD          |  | NE47 6BW | OFFICE AND PREMISES             | CO | 46.9   | 2333  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | £49.74 | £4.62 |
| 1ST FLR OFFICE UNIT DC112/1B, CHURCH STREET, HAYDON BRIDGE, HEXHAM,    |  | NE47 6JG | OFFICES AND PREMISES            | CO | 66.97  | 4018  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |  | £60.00 | £5.57 |
| SAFE & SECURE LTD UNIT DC112/1B, CHURCH STREET, HAYDON BRIDGE, HEXHAM, |  | NE47 6JG | OFFICES AND PREMISES            | CO | 135.13 | 7383  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  | £54.64 | £5.08 |
| HOUSESTEADS INFORMATION CENTRE, HAYDON BRIDGE, HEXHAM, NORTHD          |  | NE47 6NN | VISITOR CENTRE AND PREMISES     | CO | 201.91 | 11586 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  | £57.38 | £5.33 |
| UNIQUE IN GLASS, BIRKSHAW FARM COTTAGE, BARDON MILL, HEXHAM, NORTHD    |  | NE47 7JL | OFFICE AND PREMISES             | CO | 37.55  | 2253  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | £60.00 | £5.57 |

|  |  |  |  |  |        |       |   |   |   |   |   |   |   |   |   |  |  |
|--|--|--|--|--|--------|-------|---|---|---|---|---|---|---|---|---|--|--|
|  |  |  |  |  | 639.86 | 34682 | 3 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 8 |  |  |
|--|--|--|--|--|--------|-------|---|---|---|---|---|---|---|---|---|--|--|

ALLENDALE

|   |           |          |                      |    |       |      |   |   |   |   |   |   |   |   |  |        |       |
|---|-----------|----------|----------------------|----|-------|------|---|---|---|---|---|---|---|---|--|--------|-------|
| BLUEBACK, WHITFIELD, HEXHAM, NORTHD                                 |           | NE47 8HD | OFFICES AND PREMISES | CO | 206.8 | 7395 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |  | £35.76 | £3.32 |
| STUDIO 4, ALLENDALE FORGE STUDIOS, MARKET PLACE, ALLENDALE, HEXHAM, | ALLENDALE | NE47 9BD | STUDIO               | CO | 18.73 | 1236 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | £65.99 | £6.13 |
| UNIT 1, ALLEN MILL, ALLENDALE, HEXHAM, NORTHD                       | ALLENDALE | NE47 9EQ | OFFICES AND PREMISES | CO | 46.3  | 2700 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | £58.32 | £5.42 |
| UNIT 4, ALLEN MILL, ALLENDALE, HEXHAM, NORTHD                       | ALLENDALE | NE47 9EQ | OFFICES AND PREMISES | CO | 46.9  | 2712 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | £57.83 | £5.37 |
| UNIT 5, ALLEN MILL, ALLENDALE, HEXHAM, NORTHD                       | ALLENDALE | NE47 9EQ | OFFICES AND PREMISES | CO | 45.2  | 2712 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | £60.00 | £5.57 |
| UNIT 6, ALLEN MILL, ALLENDALE, HEXHAM, NORTHD                       | ALLENDALE | NE47 9EQ | OFFICE AND PREMISES  | CO | 45.88 | 2753 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | £60.00 | £5.57 |
| UNIT 7, ALLEN MILL, ALLENDALE, HEXHAM, NORTHD                       | ALLENDALE | NE47 9EQ | OFFICES AND PREMISES | CO | 30.12 | 1633 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  | £54.22 | £5.04 |



APPENDIX 3  
OFFICE STOCK

|   |             |          |                                  |    |         |       |    |   |   |   |   |   |   |   |    |        |       |
|---|-------------|----------|----------------------------------|----|---------|-------|----|---|---|---|---|---|---|---|----|--------|-------|
| SPRINGBOARD SUNDERLAND TRUST, DOVESPOOL, ALLENHEADS, HEXHAM, NORTHD     |             | NE47 9HQ | OFFICES AND PREMISES             | CO | 89.7    | 5177  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £57.71 | £5.36 |
| SHOWER BLOCK OFFICES, ALLENHEADS MINEYARD, ALLENHEADS, HEXHAM, NORTHD   |             | NE47 9JT | OFFICES AND PREMISES             | CO | 219.1   | 4644  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £21.20 | £1.97 |
| BISHOPSIDE, CATTON, HEXHAM, NORTHD                                      | ALLENDALE   | NE47 9LR | OFFICES AND PREMISES             | CO | 92.38   | 3922  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £42.46 | £3.94 |
| NORTH PENNINES AONB PARTNERSHIP @ TEMPERANCE HALL, LEADGATE,            | ALLENDALE   | NE47 9PR | OFFICE AND PREMISES              | CO | 17.9    | 1031  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £57.60 | £5.35 |
| ELMCROFT, THE DENE, ALLENDALE, HEXHAM, NORTHD                           | ALLENDALE   | NE47 9PU | RECORDING STUDI                  | CO | 18.8    | 1128  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £60.00 | £5.57 |
| ALLENHEADS HERITAGE CENTRE, ALLENHEADS, HEXHAM, NORTHD                  |             | NE47 9UQ | HERITAGE CENTRE AND PREMISES     | CO | 155.42  | 3388  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £21.80 | £2.03 |
|   |             |          |                                  |    | 1033.23 | 40431 | 8  | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 13 |        |       |
| BELLINGHAM  |             |          |                                  |    |         |       |    |   |   |   |   |   |   |   |    |        |       |
| THE DOVECOTE, HIGH GREEN, TARSET, HEXHAM, NORTHD                        |             | NE48 1RP | OFFICE                           | CO | 8.6     | 387   | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £45.00 | £4.18 |
| BLOODAXE BOOKS LTD, HIGH GREEN, TARSET, HEXHAM, NORTHD                  |             | NE48 1RP | OFFICES AND PREMISES             | CO | 74.6    | 2633  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £35.29 | £3.28 |
| THE STUDIO, HIGH GREEN, TARSET, HEXHAM, NORTHD                          |             | NE48 1RP | STUDIO                           | CO | 28.1    | 1265  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £45.02 | £4.18 |
| THE COURT HOUSE, BELLINGHAM, HEXHAM, NORTHD                             | BELLINGHAM  | NE48 2BS | OFFICES AND PREMISES             | CO | 109.2   | 6552  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £60.00 | £5.57 |
| TYNEDALE DISTRICT COUNCIL 1ST FLR COUNCIL OFFICES, FRONT STREET,        | BELLINGHAM  | NE48 2DE | OFFICES AND PREMISES             | ML | 37.3    | 1815  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £48.66 | £4.52 |
| REIVER GOLF, FRONT STREET, BELLINGHAM, HEXHAM, NORTHD                   | BELLINGHAM  | NE48 2DE | OFFICES AND PREMISES             | CO | 54.2    | 2759  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £50.90 | £4.73 |
| OFFICE 1, BELLINGHAM STATION HOUSE, STATION YARD, BELLINGHAM, HEXHAM,   | BELLINGHAM  | NE48 2DG | OFFICE AND PREMISES              | CO | 13.5    | 860   | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £63.70 | £5.92 |
| OFFICE 2, BELLINGHAM STATION HOUSE, STATION YARD, BELLINGHAM, HEXHAM,   | BELLINGHAM  | NE48 2DG | OFFICE AND PREMISES              | CO | 17.9    | 1124  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £62.79 | £5.83 |
| OFFICE 3-4, BELLINGHAM STATION HOUSE, STATION YARD, BELLINGHAM, HEXHAM, | BELLINGHAM  | NE48 2DG | OFFICES AND PREMISES             | CO | 37.1    | 2326  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £62.70 | £5.82 |
| OFFICE 5, BELLINGHAM STATION HOUSE, STATION YARD, BELLINGHAM, HEXHAM,   | BELLINGHAM  | NE48 2DG | OFFICE AND PREMISES              | CO | 10.8    | 748   | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £69.26 | £6.43 |
| HERITAGE CENTRE, STATION YARD, BELLINGHAM, HEXHAM, NORTHD               | BELLINGHAM  | NE48 2DG | HERITAGE CENTRE AND PREMISES     | CO | 322.7   | 17930 | 0  | 0 | 0 | 1 | 0 | 0 | 0 | 0 |    | £55.56 | £5.16 |
| FOURLAWS FARM, BELLINGHAM, HEXHAM, NORTHD                               | BELLINGHAM  | NE48 2EY | OFFICES AND PREMISES             | CO | 12.72   | 572   | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £44.97 | £4.18 |
| EALS BURN, BELLINGHAM, HEXHAM, NORTHD                                   | BELLINGHAM  | NE48 2HP | OFFICES AND PREMISES             | CO | 273.4   | 14276 | 0  | 0 | 0 | 1 | 0 | 0 | 0 | 0 |    | £52.22 | £4.85 |
| TENTER HOUSE, WEST WOODBURN, HEXHAM, NORTHD                             |             | NE48 2RX | OFFICES AND PREMISES             | CO | 64.94   | 2474  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £38.10 | £3.54 |
| LEAM COTTAGE STUDIO, WEST WOODBURN, HEXHAM, NORTHD                      |             | NE48 2SE | STUDIO AND PREMISES              | CO | 69.6    | 2983  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £42.86 | £3.98 |
| BROADBANK, WARK, HEXHAM, NORTHD   |             | NE48 3HE | OFFICE AND PREMISES              | CO | 26.6    | 1345  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £50.56 | £4.70 |
| OFFICES AT WOODHALL FARM, BARRASFORD, HEXHAM, NORTHD                    |             | NE48 4DB | OFFICES AND PREMISES             | CO | 33.76   | 1519  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £44.99 | £4.18 |
|   |             |          |                                  |    | 1195.02 | 61568 | 10 | 4 | 1 | 2 | 0 | 0 | 0 | 0 | 17 |        |       |
| HALTWHISTLE   |             |          |                                  |    |         |       |    |   |   |   |   |   |   |   |    |        |       |
| UNIT 3, WESTBOURNE HOUSE, MAIN STREET, HALTWHISTLE, NORTHD              | HALTWHISTLE | NE49 0AZ | OFFICES AND PREMISES             | CO | 86.5    | 5812  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £67.19 | £6.24 |
| LAND FACTOR, MAIN STREET, HALTWHISTLE, NORTHD                           | HALTWHISTLE | NE49 0BP | OFFICES AND PREMISES             | CO | 251.7   | 14183 | 0  | 0 | 0 | 1 | 0 | 0 | 0 | 0 |    | £56.35 | £5.23 |
| W HAMILTON TRANSPORT MANAGEMENT SERVICES (CUMBRIA), HADRIAN             | HALTWHISTLE | NE49 0HF | OFFICES AND PREMISES             | CO | 66.3    | 1710  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £25.79 | £2.40 |
| BUILDING P ROOM L, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 0HF | OFFICE                           | CO | 57.6    | 1524  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.46 | £2.46 |
| BUILDING P PART B, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 0HF | OFFICES AND PREMISES             | CO | 344.1   | 6959  | 0  | 0 | 0 | 1 | 0 | 0 | 0 | 0 |    | £20.22 | £1.88 |
| BUILDING P PART E, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 0HF | OFFICE AND PREMISES              | CO | 12.1    | 382   | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.57 | £2.93 |
| BUILDING P PART F, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 0HF | OFFICE AND PREMISES              | CO | 21.3    | 673   | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.60 | £2.94 |
| BUILDING P PART G, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 0HF | OFFICE AND PREMISES              | CO | 20.9    | 660   | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.58 | £2.93 |
| BUILDING P PART H, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 0HF | OFFICE AND PREMISES              | CO | 10.4    | 329   | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.63 | £2.94 |
| BUILDING P PART I, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 0HF | OFFICE AND PREMISES              | CO | 84.2    | 2228  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.46 | £2.46 |
| BUILDING P PART K, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 0HF | OFFICE AND PREMISES              | CO | 16.5    | 522   | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.64 | £2.94 |
| BUILDING P PART M, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 0HF | OFFICE AND PREMISES              | CO | 21.8    | 688   | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.56 | £2.93 |
| BUILDING P PART N, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 0HF | OFFICE AND PREMISES              | CO | 61.4    | 1624  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.45 | £2.46 |
| BUILDING P PART O, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 0HF | OFFICE AND PREMISES              | CO | 24      | 759   | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £31.63 | £2.94 |
| BUILDING P PART P, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 0HF | OFFICE AND PREMISES              | CO | 64      | 1694  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £26.47 | £2.46 |
| R DEWAN, HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHD                   | HALTWHISTLE | NE49 0HF | GATEHOUSE, OFFICE AND PREMISES   | CO | 147.7   | 3396  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £22.99 | £2.14 |
| 1ST FLR BUILDING P PARTS C-D, HADRIAN ENTERPRISE PARK, HALTWHISTLE,     | HALTWHISTLE | NE49 0HF | OFFICES AND PREMISES             | CO | 32      | 935   | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £29.22 | £2.71 |
| CARTMELL SHEPHERD, MAIN STREET, HALTWHISTLE, NORTHD                     | HALTWHISTLE | NE49 9AB | OFFICES AND PREMISES             | CO | 99.15   | 7254  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £73.16 | £6.80 |
| 1ST FLOOR AT 16, WESTGATE, HALTWHISTLE, NORTHD                          | HALTWHISTLE | NE49 9AF | OFFICES AND PREMISES             | CO | 156.81  | 9765  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £62.27 | £5.79 |
| PROUD HOUNDS AND REFINED FELINES, WESTGATE, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 9AF | SALON AND PREMISES               | CO | 21.6    | 1685  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £78.01 | £7.25 |
| OLD SCHOOL HOUSE STUDIO, FAIR HILL, HALTWHISTLE, NORTHD                 | HALTWHISTLE | NE49 9EE | STUDIO AND PREMISES              | CO | 67.75   | 5148  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.99 | £7.06 |
| TOURIST INFORMATION CENTRE, HALTWHISTLE STATION, HALTWHISTLE, NORTHD    | HALTWHISTLE | NE49 9HN | OFFICES AND PREMISES             | ML | 51      | 4080  | 0  | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £80.00 | £7.43 |
| UNIT 1, STATION COURT, HALTWHISTLE STATION, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 9HN | OFFICES AND PREMISES             | CO | 101.2   | 8096  | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £80.00 | £7.43 |
| UNIT 6, STATION COURT, HALTWHISTLE STATION, HALTWHISTLE, NORTHD         | HALTWHISTLE | NE49 9HN | OFFICES AND PREMISES             | CO | 37.6    | 2707  | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £71.99 | £6.69 |
| UNITS 2-3, STATION COURT, HALTWHISTLE STATION, HALTWHISTLE, NORTHD      | HALTWHISTLE | NE49 9HN | OFFICES AND PREMISES             | CO | 146.89  | 10751 | 0  | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £73.19 | £6.80 |
| PK CATERING, WALLTOWN QUARRY, GREENHEAD, BRAMPTON, CUMBRIA              |             | CA8 7JB  | OFFICE USED AS SHOP AND PREMISES | CO | 20.38   | 864   | 1  | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £42.39 | £3.94 |
|   |             |          |                                  |    | 2024.88 | 94428 | 11 | 9 | 4 | 2 | 0 | 0 | 0 | 0 | 26 |        |       |



APPENDIX 3  
OFFICE STOCK

| ADDRESS  | TOWN       | POSTCODE | DESCRIPTION                 | PSD CODE | TOTAL AREA | TOTAL VALUE | < 50 | 50 - 100 | 100 - 250 | 250 - 500 | 500 - 1000 | 1000 - 2000 | 2000 - 5000 | > 5000 |    | Rent / sq n | Rent psf |
|--|------------|----------|-----------------------------|----------|------------|-------------|------|----------|-----------|-----------|------------|-------------|-------------|--------|----|-------------|----------|
| BEDLINGTON   |            |          |                             |          |            |             |      |          |           |           |            |             |             |        |    |             |          |
| R/O 78, FRONT STREET EAST, BEDLINGTON, NORTHD                            | BEDLINGTON | NE22 5AB | OFFICES AND PREMISES        | CO       | 39.9       | 2203        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £55.21      | £5.13    |
| 100-102, FRONT STREET EAST, BEDLINGTON, NORTHD                           | BEDLINGTON | NE22 5AE | OFFICES AND PREMISES        | CO       | 136        | 9407        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £69.17      | £6.43    |
| 1, BEECH GROVE, BEDLINGTON, NORTHD                                       | BEDLINGTON | NE22 5DA | OFFICES AND PREMISES        | CO       | 176.6      | 13901       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £78.71      | £7.31    |
| 10, VULCAN PLACE, BEDLINGTON, NORTHD                                     | BEDLINGTON | NE22 5DN | OFFICES AND PREMISES        | CO       | 46.8       | 3335        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £71.26      | £6.62    |
| 1-4 STOKERS BUILDING, FRONT STREET EAST, BEDLINGTON, NORTHD              | BEDLINGTON | NE22 5DS | OFFICES AND PREMISES        | CO       | 366.1      | 24291       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £66.35      | £6.16    |
| BEDLINGTON OPEN LEARNING CENTRE, THE OLD SCHOOL HOUSE, JUBILEE TERRACE,  | BEDLINGTON | NE22 5HB | OFFICES AND PREMISES        | CO       | 208.8      | 8831        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £42.29      | £3.93    |
| 2, HATFIELD CHASE, BEDLINGTON, NORTHD                                    | BEDLINGTON | NE22 5LB | OFFICES AND PREMISES        | CO       | 55.76      | 2195        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £39.37      | £3.66    |
| SURE START CHILD CENTRE, STEAD LANE, BEDLINGTON, NORTHD                  | BEDLINGTON | NE22 5LT | OFFICES AND PREMISES        | CO       | 481.42     | 22216       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £46.15      | £4.29    |
| LONGRIDGE HOUSE, FRONT STREET WEST, BEDLINGTON, NORTHD                   | BEDLINGTON | NE22 5ND | OFFICES AND PREMISES        | CO       | 516.46     | 38985       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      |    | £75.49      | £7.01    |
| 1ST FLR 20, MARKET PLACE, BEDLINGTON, NORTHD                             | BEDLINGTON | NE22 5TN | OFFICES AND PREMISES        | CO       | 90.1       | 6759        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £75.02      | £6.97    |
| GLADWIN MANAGEMENT COULSON HOUSE, FRONT STREET WEST, BEDLINGTON,         | BEDLINGTON | NE22 5TZ | OFFICES AND PREMISES        | CO       | 72.8       | 5460        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £75.00      | £6.97    |
| NORTHUMBERLAND CARE TRUST COULSON HOUSE, FRONT STREET WEST,              | BEDLINGTON | NE22 5TZ | OFFICES AND PREMISES        | CO       | 104        | 7800        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £75.00      | £6.97    |
| OFFICES 1ST FLR COULSON HOUSE, FRONT STREET WEST, BEDLINGTON, NORTHD     | BEDLINGTON | NE22 5TZ | OFFICES AND PREMISES        | CO       | 77.9       | 5771        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £74.08      | £6.88    |
| WANSBECK DISTRICT COUNCIL, FRONT STREET WEST, BEDLINGTON, NORTHD         | BEDLINGTON | NE22 5TZ | OFFICES AND PREMISES        | ML       | 904.75     | 44425       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      |    | £49.10      | £4.56    |
| WANSBECK HOUSING, FRONT STREET WEST, BEDLINGTON, NORTHD                  | BEDLINGTON | NE22 5TZ | OFFICES AND PREMISES        | ML       | 671.9      | 38500       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      |    | £57.30      | £5.32    |
| 78A, FRONT STREET WEST, BEDLINGTON, NORTHD                               | BEDLINGTON | NE22 5UA | OFFICES AND PREMISES        | CO       | 44         | 3300        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £75.00      | £6.97    |
| 24, FRONT STREET WEST, BEDLINGTON, NORTHD                                | BEDLINGTON | NE22 5UB | OFFICES AND PREMISES        | CO       | 39.1       | 2430        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £62.15      | £5.77    |
| 1ST FLR 56, FRONT STREET WEST, BEDLINGTON, NORTHD                        | BEDLINGTON | NE22 5UB | OFFICES AND PREMISES        | CO       | 129.2      | 9690        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £75.00      | £6.97    |
| R/O 60, FRONT STREET WEST, BEDLINGTON, NORTHD                            | BEDLINGTON | NE22 5UB | OFFICES AND PREMISES        | CO       | 52.9       | 3735        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £70.60      | £6.56    |
| 24A, FRONT STREET WEST, BEDLINGTON, NORTHD                               | BEDLINGTON | NE22 5UB | OFFICES AND PREMISES        | CO       | 20.9       | 1452        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £69.47      | £6.45    |
| 54A, FRONT STREET WEST, BEDLINGTON, NORTHD                               | BEDLINGTON | NE22 5UB | OFFICES AND PREMISES        | CO       | 110.8      | 5693        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £51.38      | £4.77    |
| 64A, FRONT STREET WEST, BEDLINGTON, NORTHD                               | BEDLINGTON | NE22 5UB | OFFICES AND PREMISES        | CO       | 72.1       | 5340        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £74.06      | £6.88    |
| SITE WARDENS OFFICE, HARTFORD CARAVAN SITE, HARTFORD BRIDGE,             |            | NE22 6AD | OFFICES AND PREMISES        | CO       | 24.83      | 418         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £16.83      | £1.56    |
| REAR OF 1A, NETHERTON LANE, BEDLINGTON, NORTHD                           | BEDLINGTON | NE22 6DP | OFFICES AND PREMISES        | CO       | 18.7       | 1332        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £71.23      | £6.62    |
| R/O, HIGH RIDGE, BEDLINGTON, NORTHD                                      | BEDLINGTON | NE22 6EF | OFFICES AND PREMISES        | CO       | 7.7        | 578         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £75.06      | £6.97    |
| PERFECT TIMING OLD POLICE STATION, FRONT STREET WEST, BEDLINGTON, NORTHD | BEDLINGTON | NE22 6HP | OFFICES AND PREMISES        | CO       | 30.28      | 1524        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £50.33      | £4.68    |
| HEAD TO TOE OLD POLICE STATION, FRONT STREET WEST, BEDLINGTON, NORTHD    | BEDLINGTON | NE22 6HP | OFFICES AND PREMISES        | CO       | 55.26      | 2964        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £53.64      | £4.98    |
| THE FROCK EXCHANGE OLD POLICE STATION, FRONT STREET WEST, BEDLINGTON,    | BEDLINGTON | NE22 6HP | OFFICES AND PREMISES        | CO       | 19.9       | 1194        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £60.00      | £5.57    |
| BARBARA HUNTER OLD POLICE STATION, FRONT STREET WEST, BEDLINGTON,        | BEDLINGTON | NE22 6HP | DANCING STUDIO AND PREMISES | CO       | 225.25     | 11220       | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £49.81      | £4.63    |
| BÄRCHESTER HEALTHCARE, CHESTER COURT, CHOPPINGTON ROAD, BEDLINGTON,      | BEDLINGTON | NE22 6LA | OFFICES AND PREMISES        | CO       | 63.3       | 1960        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £30.96      | £2.88    |
| SITE 2, GOOCH AVENUE, BARRINGTON INDUSTRIAL ESTATE, BEDLINGTON, NORTHD   | BEDLINGTON | NE22 7DQ | OFFICES AND PREMISES        | CO       | 210.24     | 8072        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £38.39      | £3.57    |
| 130, BURNSIDE, BEDLINGTON, NORTHD  | BEDLINGTON | NE22 7JL | OFFICES AND PREMISES        | CO       | 49.44      | 2799        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £56.61      | £5.26    |
| 3, STATION STREET, BEDLINGTON, NORTHD                                    | BEDLINGTON | NE22 7JN | OFFICES AND PREMISES        | CO       | 58.8       | 2647        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £45.02      | £4.18    |
| 1ST FLR RAVENSWORTH HOUSE, RAVENSWORTH STREET, BEDLINGTON, NORTHD        | BEDLINGTON | NE22 7JP | OFFICES AND PREMISES        | CO       | 106.7      | 4803        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £45.01      | £4.18    |
|  |            |          |                             |          | 5288.69    | 305230      | 11   | 9        | 9         | 2         | 3          | 0           | 0           | 0      | 34 |             |          |
| CAMBOIS / SLEEKBURN  |            |          |                             |          |            |             |      |          |           |           |            |             |             |        |    |             |          |
| EARTH BALANCE 2000, WEST SLEEKBURN, BEDLINGTON, NORTHD                   |            | NE22 7AD | OFFICES AND PREMISES        | CO       | 590.3      | 24642       | 0    | 0        | 0         | 0         | 1          | 0           | 0           | 0      |    | £41.74      | £3.88    |
| BLACK SHEEP BAKERY AT EARTH BALANCE, WEST SLEEKBURN FARM, BOMARSUND,     |            | NE22 7AD | BAKERY & PREMISES           | CO       | 43.01      | 1935        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £44.99      | £4.18    |
| VACANT PARTS OF FORMER BAKERY AT EARTH BALANCE, WEST SLEEKBURN FARM,     |            | NE22 7AD | FORMER BAKERY & PREMISES    | CO       | 177.39     | 7983        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £45.00      | £4.18    |
|  |            |          |                             |          |            |             | 1    | 0        | 1         | 0         | 1          | 0           | 0           | 0      |    |             |          |
| GROUP SECURITY LTD AT UNIT 1, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN, |            | NE22 7DD | OFFICES AND PREMISES        | CO       | 218.8      | 9203        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £42.06      | £3.91    |
| WATBUS ADJ UNIT 1, SLEEKBURN BUSINESS CENTRE, WEST SLEEKBURN,            |            | NE22 7DD | OFFICES AND PREMISES        | CO       | 188.7      | 5779        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £30.63      | £2.85    |
| OFFICE 1, FERGUSONS BUSINESS PARK WEST, WEST SLEEKBURN, BEDLINGTON,      |            | NE22 7DH | OFFICES AND PREMISES        | CO       | 7.6        | 342         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £45.00      | £4.18    |
| OFFICE 12, FERGUSONS BUSINESS PARK WEST, WEST SLEEKBURN, BEDLINGTON,     |            | NE22 7DH | OFFICES AND PREMISES        | CO       | 24         | 1134        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £47.25      | £4.39    |
| OFFICE 13, FERGUSONS BUSINESS PARK WEST, WEST SLEEKBURN, BEDLINGTON,     |            | NE22 7DH | OFFICES AND PREMISES        | CO       | 22.8       | 1026        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £45.00      | £4.18    |
| OFFICES 2-3, FERGUSONS BUSINESS PARK WEST, WEST SLEEKBURN, BEDLINGTON,   |            | NE22 7DH | OFFICES AND PREMISES        | CO       | 33.27      | 1497        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £45.00      | £4.18    |
| OFFICE 4-5, FERGUSONS BUSINESS PARK WEST, WEST SLEEKBURN, BEDLINGTON,    |            | NE22 7DH | OFFICES AND PREMISES        | CO       | 18.6       | 838         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £45.05      | £4.19    |
| OFFICE 6, FERGUSONS BUSINESS PARK WEST, WEST SLEEKBURN, BEDLINGTON,      |            | NE22 7DH | OFFICES AND PREMISES        | CO       | 9.3        | 419         | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £45.05      | £4.19    |
| OFFICES 7-11 AND UNIT C, FERGUSONS BUSINESS PARK WEST, WEST SLEEKBURN,   |            | NE22 7DH | OFFICES AND PREMISES        | CO       | 219.37     | 9872        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £45.00      | £4.18    |
|  |            |          |                             |          |            |             | 6    | 0        | 3         | 0         | 0          | 0           | 0           | 0      |    |             |          |
| JIC LTD R/O, RIDLEY TERRACE, CAMBOIS, BLYTH, NORTHD                      |            | NE24 1QS | OFFICES AND PREMISES        | CO       | 36.14      | 1626        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £44.99      | £4.18    |
| WILLIAM JONES HOUSE REAR, RIDLEY TERRACE, CAMBOIS, BLYTH, NORTHD         |            | NE24 1QS | OFFICES AND PREMISES        | CO       | 291.4      | 13114       | 0    | 0        | 0         | 1         | 0          | 0           | 0           | 0      |    | £45.00      | £4.18    |
| FAIRHOLME, RIDLEY TERRACE, CAMBOIS, BLYTH, NORTHD                        |            | NE24 1QT | OFFICES AND PREMISES        | CO       | 213.2      | 8494        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £39.84      | £3.70    |
| ESTATE OFFICE BOTHAL CASTLE, BOTHAL, MORPETH, NORTHD                     |            | NE61 6SL | OFFICES                     | CO       | 74.2       | 4452        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £60.00      | £5.57    |
| 46-47, THE SQUARE, GUIDEPOST, CHOPPINGTON, NORTHD                        | GUIDEPOST  | NE62 5BY | OFFICES AND PREMISES        | ML       | 110        | 4950        | 0    | 0        | 1         | 0         | 0          | 0           | 0           | 0      |    | £45.00      | £4.18    |
| 4, THE SQUARE, CHOPPINGTON, NORTHD                                       |            | NE62 5BZ | OFFICES AND PREMISES        | CO       | 59.5       | 2679        | 0    | 1        | 0         | 0         | 0          | 0           | 0           | 0      |    | £45.03      | £4.18    |
| 4A, THE SQUARE, CHOPPINGTON, NORTHD                                      |            | NE62 5BZ | OFFICE AND PREMISES         | CO       | 39.9       | 1562        | 1    | 0        | 0         | 0         | 0          | 0           | 0           | 0      |    | £39.15      | £3.64    |

APPENDIX 3  
OFFICE STOCK

|   |           |          |                                |     |         |        |   |   |   |   |   |   |   |   |    |         |       |
|---|-----------|----------|--------------------------------|-----|---------|--------|---|---|---|---|---|---|---|---|----|---------|-------|
| 2, SYCAMORE AVENUE, CHOPPINGTON, NORTHD                                 |           | NE62 5NZ | OFFICES AND PREMISES           | CO  | 53.88   | 2993   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £55.55  | £5.16 |
| 9, EASTGATE, SCOTLAND GATE, CHOPPINGTON, NORTHD                         |           | NE62 5RU | OFFICES AND PREMISES           | CO  | 56.23   | 3177   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £56.50  | £5.25 |
| UNIT 2, CHURCH AVENUE, SCOTLAND GATE, CHOPPINGTON, NORTHD               |           | NE62 5SE | OFFICES AND PREMISES           | CO  | 101.5   | 4104   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £40.43  | £3.76 |
| UNIT 3, CHURCH AVENUE, SCOTLAND GATE, CHOPPINGTON, NORTHD               |           | NE62 5SE | OFFICES AND PREMISES           | CO  | 250.6   | 7126   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |    | £28.44  | £2.64 |
| UNIT 3, SCOTLAND GATE, CHOPPINGTON, NORTHD                              |           | NE62 5SS | SHOP AND PREMISES              | CO  | 102.5   | 4284   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £41.80  | £3.88 |
| 42, WEST TERRACE, CHOPPINGTON, NORTHD                                   |           | NE62 5UL | OFFICES AND PREMISES           | CO  | 56.7    | 2291   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £40.41  | £3.75 |
|   |           |          |                                |     |         |        | 2 | 5 | 4 | 2 | 0 | 0 | 0 | 0 |    |         |       |
|   |           |          |                                |     | 2998.89 |        | 9 | 5 | 8 | 2 | 1 | 0 | 0 | 0 | 25 |         |       |
| ASHINGTON   |           |          |                                |     |         |        |   |   |   |   |   |   |   |   |    |         |       |
| 25, NORTH SEATON ROAD, ASHINGTON, NORTHD                                | ASHINGTON | NE63 0AG | OFFICES AND PREMISES           | CO  | 48.1    | 3369   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £70.04  | £6.51 |
| 41, NORTH SEATON ROAD, ASHINGTON, NORTHD                                | ASHINGTON | NE63 0AG | OFFICES AND PREMISES           | CO  | 67.6    | 4767   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £70.52  | £6.55 |
| 2D 1ST FLR 2, MYRTLE STREET, ASHINGTON, NORTHD                          | ASHINGTON | NE63 0AP | OFFICES AND PREMISES           | CO  | 37.66   | 2825   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.01  | £6.97 |
| 2C 1ST FLR 2, MYRTLE STREET, ASHINGTON, NORTHD                          | ASHINGTON | NE63 0AP | OFFICES AND PREMISES           | CO  | 43.21   | 3241   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £75.01  | £6.97 |
| 41, MYRTLE STREET, ASHINGTON, NORTHD                                    | ASHINGTON | NE63 0AW | OFFICES AND PREMISES           | CO  | 55.4    | 3156   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £56.97  | £5.29 |
| NEEDLEPOINT 1ST FLR, POPLAR BUILDINGS, WOODHORN ROAD, ASHINGTON,        | ASHINGTON | NE63 0BA | SHOP AND PREMISES              | CO  | 33.4    | 2380   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £71.26  | £6.62 |
| 1ST FLR 2A, MAPLE STREET, ASHINGTON, NORTHD                             | ASHINGTON | NE63 0BN | OFFICES AND PREMISES           | CO  | 75.55   | 5217   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |    | £69.05  | £6.42 |
| 3 DAWSON HOUSE, WOODHORN ROAD, ASHINGTON, NORTHD                        | ASHINGTON | NE63 0BY | OFFICES AND PREMISES           | CO  | 164.5   | 15661  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £95.20  | £8.84 |
| OFFICE 5, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,      | ASHINGTON | NE63 0EF | OFFICES AND PREMISES           | CO  | 16.1    | 966    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £60.00  | £5.57 |
| OFFICE 1, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,      | ASHINGTON | NE63 0EF | OFFICES AND PREMISES           | CO  | 6.3     | 378    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £60.00  | £5.57 |
| OFFICE 2, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,      | ASHINGTON | NE63 0EF | OFFICES AND PREMISES           | CO  | 19.2    | 1152   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £60.00  | £5.57 |
| OFFICE 3, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,      | ASHINGTON | NE63 0EF | OFFICES AND PREMISES           | CO  | 12.4    | 744    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £60.00  | £5.57 |
| OFFICE 4, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,      | ASHINGTON | NE63 0EF | OFFICES AND PREMISES           | CO  | 12.5    | 750    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £60.00  | £5.57 |
| OFFICE 6, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,      | ASHINGTON | NE63 0EF | OFFICES AND PREMISES           | CO  | 8.3     | 498    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £60.00  | £5.57 |
| OFFICE 7, ENTERPRISE WORKSHOPS, GREEN LANE, ASHINGTON, NORTHD           | ASHINGTON | NE63 0EF | OFFICES AND PREMISES           | CO  | 41.26   | 2476   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £60.01  | £5.57 |
| OFFICE 8, ARCH ENTERPRISE WORKSPACE, NORTH SEATON ROAD, ASHINGTON,      | ASHINGTON | NE63 0EF | OFFICES AND PREMISES           | CO  | 19.79   | 1187   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £59.98  | £5.57 |
| OFFICE 9, ENTERPRISE WORKSHOPS, GREEN LANE, ASHINGTON, NORTHD           | ASHINGTON | NE63 0EF | OFFICES AND PREMISES           | CO  | 20.96   | 1258   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £60.02  | £5.58 |
| OFFICE 10, ENTERPRISE WORKSHOPS, GREEN LANE, ASHINGTON, NORTHD          | ASHINGTON | NE63 0EF | OFFICES AND PREMISES           | CO  | 16.31   | 979    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |    | £60.02  | £5.58 |
| SUSAN KENNEDY CENTRE, SOUTH VIEW, ASHINGTON, NORTHD                     | ASHINGTON | NE63 0SF | OFFICES AND PREMISES           | CO  | 246.63  | 14720  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |    | £59.68  | £5.54 |
| NORTHUMBRIA PROBATION SERVICE, SOUTH VIEW, ASHINGTON, NORTHD            | ASHINGTON | NE63 0SF | OFFICES AND PREMISES           | CO  | 359.3   | 20020  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |    | £55.72  | £5.18 |
| NCC SOCIAL SERVICES, SOUTH VIEW, ASHINGTON, NORTHD                      | ASHINGTON | NE63 0SF | OFFICES AND PREMISES           | ML  | 417.9   | 24976  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |    | £59.77  | £5.55 |
| BERNICIA HEADQUARTERS, OAKWOOD WAY, ASHWOOD BUSINESS PARK, ASHINGTON,   | ASHINGTON | NE63 0XD | OFFICES, WORKSHOP AND PREMISES | COW | 3241.63 | 313740 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0  | £96.78  | £8.99 |
| OAKWOOD WAY, OAKWOOD WAY, ASHWOOD BUSINESS PARK, ASHINGTON, NORTHD      | ASHINGTON | NE63 0XD | OFFICES AND PREMISES           | CO  | 1664    | 161936 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0  | £97.32  | £9.04 |
| 15, LABURNUM TERRACE, ASHINGTON, NORTHD                                 | ASHINGTON | NE63 0XX | OFFICES AND PREMISES           | CO  | 151.2   | 9740   | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0  | £64.42  | £5.98 |
| 1C, LABURNUM TERRACE, ASHINGTON, NORTHD                                 | ASHINGTON | NE63 0XX | OFFICES AND PREMISES           | CO  | 118.94  | 8100   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0  | £68.10  | £6.33 |
| 6A, LABURNUM TERRACE, ASHINGTON, NORTHD                                 | ASHINGTON | NE63 0XX | OFFICES AND PREMISES           | CO  | 74.4    | 4256   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | £57.20  | £5.31 |
| 7A, LABURNUM TERRACE, ASHINGTON, NORTHD                                 | ASHINGTON | NE63 0XX | OFFICE USED AS SHOP            | CO  | 65.4    | 4581   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | £70.05  | £6.51 |
| NORTHUMBERLAND TOY LIBRARY AT STATION VILLA, LANGWELL CRESCENT,         | ASHINGTON | NE63 8AA | OFFICES AND PREMISES           | CO  | 179.6   | 9412   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0  | £52.41  | £4.87 |
| DISABLED FORUM AT STATION VILLA, LANGWELL CRESCENT, ASHINGTON, NORTHD   | ASHINGTON | NE63 8AA | OFFICES AND PREMISES           | CO  | 10.1    | 606    | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | £60.00  | £5.57 |
| 1, WANSBECK BUSINESS PARK, ESTHER COURT, ROTARY PARKWAY, ASHINGTON,     | ASHINGTON | NE63 8AP | OFFICES AND PREMISES           | CO  | 224.4   | 22440  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0  | £100.00 | £9.29 |
| 2, WANSBECK BUSINESS PARK, ESTHER COURT, ROTARY PARKWAY, ASHINGTON,     | ASHINGTON | NE63 8AP | OFFICES AND PREMISES           | CO  | 240     | 24000  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0  | £100.00 | £9.29 |
| 3, WANSBECK BUSINESS PARK, ESTHER COURT, ROTARY PARKWAY, ASHINGTON,     | ASHINGTON | NE63 8AP | OFFICES AND PREMISES           | CO  | 310     | 31000  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0  | £100.00 | £9.29 |
| 4, WANSBECK BUSINESS PARK, ESTHER COURT, ROTARY PARKWAY, ASHINGTON,     | ASHINGTON | NE63 8AP | OFFICES AND PREMISES           | CO  | 185.3   | 18412  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0  | £99.36  | £9.23 |
| 5A, WANSBECK BUSINESS PARK, ESTHER COURT, ROTARY PARKWAY, ASHINGTON,    | ASHINGTON | NE63 8AP | OFFICES AND PREMISES           | CO  | 92.2    | 9220   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | £100.00 | £9.29 |
| 6, WANSBECK BUSINESS PARK, ESTHER COURT, ROTARY PARKWAY, ASHINGTON,     | ASHINGTON | NE63 8AP | OFFICES AND PREMISES           | CO  | 319.7   | 31970  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0  | £100.00 | £9.29 |
| 7, WANSBECK BUSINESS PARK, ESTHER COURT, ROTARY PARKWAY, ASHINGTON,     | ASHINGTON | NE63 8AP | OFFICES AND PREMISES           | CO  | 229.1   | 22910  | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0  | £100.00 | £9.29 |
| 8, WANSBECK BUSINESS PARK, ESTHER COURT, ROTARY PARKWAY, ASHINGTON,     | ASHINGTON | NE63 8AP | OFFICES AND PREMISES           | CO  | 233     | 23300  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0  | £100.00 | £9.29 |
| 9, WANSBECK BUSINESS PARK, ESTHER COURT, ROTARY PARKWAY, ASHINGTON,     | ASHINGTON | NE63 8AP | OFFICES AND PREMISES           | CO  | 246.6   | 24660  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0  | £100.00 | £9.29 |
| 5B, WANSBECK BUSINESS PARK, ESTHER COURT, ROTARY PARKWAY, ASHINGTON,    | ASHINGTON | NE63 8AP | OFFICES AND PREMISES           | CO  | 91.1    | 9110   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | £100.00 | £9.29 |
| NORTHUMBERLAND NHS CARE TRUST LTD, EPSOM DRIVE, JUBILEE INDUSTRIAL      | ASHINGTON | NE63 8BD | OFFICES AND PREMISES           | CO  | 780.9   | 45961  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0  | £58.86  | £5.47 |
| 104, STATION ROAD, ASHINGTON, NORTHD                                    | ASHINGTON | NE63 8HD | OFFICES AND PREMISES           | CO  | 709.51  | 37365  | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0  | £52.66  | £4.89 |
| ASHINGTON AUTO SPARES 146, STATION ROAD, ASHINGTON, NORTHD              | ASHINGTON | NE63 8HE | OFFICES AND PREMISES           | CO  | 80.5    | 0      | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | £0.00   | £0.00 |
| 25B, HIGH MARKET, ASHINGTON, NORTHD                                     | ASHINGTON | NE63 8NE | OFFICES AND PREMISES           | CO  | 93.1    | 5291   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | £56.83  | £5.28 |
| 16, HIGH MARKET, ASHINGTON, NORTHD                                      | ASHINGTON | NE63 8PD | OFFICES AND PREMISES           | CO  | 103.7   | 5085   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0  | £49.04  | £4.56 |
| UNIT 23, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD    | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES           | CO  | 25.5    | 1849   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | £72.51  | £6.74 |
| UNIT 18, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD    | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES           | CO  | 25.5    | 1849   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | £72.51  | £6.74 |
| ROOM 3, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD     | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES           | CO  | 24.3    | 1850   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | £76.13  | £7.07 |
| UNIT 15, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD    | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES           | CO  | 81.66   | 5920   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | £72.50  | £6.73 |
| UNIT 15A, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD   | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES           | CO  | 103.58  | 7510   | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0  | £72.50  | £6.74 |
| UNITS 16 & 17, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON,     | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES           | CO  | 50.8    | 3683   | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | £72.50  | £6.74 |
| UNIT 21, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD    | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES           | CO  | 42.9    | 3110   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | £72.49  | £6.73 |
| UNIT 22, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD    | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES           | CO  | 25.5    | 1849   | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | £72.51  | £6.74 |
| BIZSPACE (NE) LTD, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES           | CO  | 143.7   | 10940  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0  | £76.13  | £7.07 |

APPENDIX 3  
OFFICE STOCK

|  |           |          |                                    |    |         |       |   |   |   |   |   |   |   |   |         |       |
|--|-----------|----------|------------------------------------|----|---------|-------|---|---|---|---|---|---|---|---|---------|-------|
| UNIT 20, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 43.5    | 3154  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.51  | £6.74 |
| UNIT 19, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 25.5    | 1849  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.51  | £6.74 |
| UNIT 8, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD          | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 42.7    | 3096  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.51  | £6.74 |
| UNIT 11, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | ML | 50.8    | 3683  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £72.50  | £6.74 |
| OFFICE 2, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD        | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 24      | 1827  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £76.13  | £7.07 |
| UNIT 25, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 24.6    | 1784  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.52  | £6.74 |
| UNIT 12, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 88.6    | 6424  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £72.51  | £6.74 |
| UNIT 13, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 96.6    | 7004  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £72.51  | £6.74 |
| UNIT 5, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD          | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 89.8    | 6511  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £72.51  | £6.74 |
| UNIT 4, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD          | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 33.16   | 2404  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.50  | £6.73 |
| UNIT 4A, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 29.65   | 2150  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.51  | £6.74 |
| UNIT 10, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 51.1    | 3705  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £72.50  | £6.74 |
| UNIT 6, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD          | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 50.5    | 3661  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £72.50  | £6.73 |
| UNIT 9, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD          | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 44.6    | 3234  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.51  | £6.74 |
| UNIT 27, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 81.5    | 5909  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £72.50  | £6.74 |
| UNITS 28-34, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON,            | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 317.8   | 24193 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £76.13  | £7.07 |
| UNITS 35 - 44, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON,          | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 320.6   | 24407 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £76.13  | £7.07 |
| ROOM 45, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 19.6    | 1421  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.50  | £6.74 |
| ROOM 46, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 16.1    | 1167  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.48  | £6.73 |
| UNIT 7, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD          | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 50.6    | 3669  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £72.51  | £6.74 |
| UNIT 14, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 374.7   | 27166 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | £72.50  | £6.74 |
| UNIT 14A, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD        | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 245.1   | 17770 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £72.50  | £6.74 |
| ROOM 47, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 14.1    | 1022  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.48  | £6.73 |
| ROOM 48, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 14.2    | 1030  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.54  | £6.74 |
| ROOM 49, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 14.9    | 1080  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.48  | £6.73 |
| ROOM 50, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 14.6    | 1059  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.53  | £6.74 |
| UNIT 24, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 25.6    | 1856  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £72.50  | £6.74 |
| UNIT 26, WANSBECK BUSINESS CENTRE, ROTARY PARKWAY, ASHINGTON, NORTHD         | ASHINGTON | NE63 8QZ | OFFICES AND PREMISES               | CO | 102.3   | 7417  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £72.50  | £6.74 |
| STATION ROAD ANTIQUES, POST OFFICE CHAMBERS, STATION ROAD, ASHINGTON,        | ASHINGTON | NE63 8RJ | SHOP AND PREMISES                  | CO | 83.2    | 4061  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £48.81  | £4.53 |
| POST OFFICE CHAMBERS, STATION ROAD, ASHINGTON, NORTHD                        | ASHINGTON | NE63 8RL | OFFICES AND PREMISES               | CO | 153.9   | 8131  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £52.83  | £4.91 |
| 68A, STATION ROAD, ASHINGTON, NORTHD   | ASHINGTON | NE63 8RN | OFFICES (UNDERGOING REDEVELOPMENT) | CO | 91.8    | 0     | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £0.00   | £0.00 |
| 65, STATION ROAD, ASHINGTON, NORTHD  | ASHINGTON | NE63 8RS | OFFICES AND PREMISES               | ML | 614.6   | 30252 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | £49.22  | £4.57 |
| 67A, STATION ROAD, ASHINGTON, NORTHD   | ASHINGTON | NE63 8RS | OFFICES AND PREMISES               | CO | 62      | 3534  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £57.00  | £5.30 |
| OFFICES AT 63, STATION ROAD, ASHINGTON, NORTHD                               | ASHINGTON | NE63 8RU | OFFICES AND PREMISES               | CO | 81.57   | 5262  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £64.51  | £5.99 |
| 1, COUNCIL ROAD, ASHINGTON, NORTHD   | ASHINGTON | NE63 8RZ | OFFICES AND PREMISES               | CO | 73.3    | 4384  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £59.81  | £5.56 |
| UNIT 13, IMEX JUBILEE BUSINESS CENTRE, JUBILEE INDUSTRIAL ESTATE, ASHINGTON, | ASHINGTON | NE63 8UB | OFFICES AND PREMISES               | CO | 71.63   | 4041  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £56.41  | £5.24 |
| NORTHUMBERLAND TRAINING AGENCY UNIT 12, JUBILEE INDUSTRIAL ESTATE,           | ASHINGTON | NE63 8UB | STORES                             | CO | 122.6   | 7656  | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | £62.45  | £5.80 |
| UNIT 3 CENTRAL ARCADE 14, WOODHORN ROAD, ASHINGTON, NORTHD                   | ASHINGTON | NE63 9AE | OFFICES AND PREMISES               | CO | 1236.71 | 45168 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | £36.52  | £3.39 |
| 82, BEATRICE STREET, ASHINGTON, NORTHD                                       | ASHINGTON | NE63 9BP | OFFICES AND PREMISES               | CO | 59.9    | 3322  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £55.46  | £5.15 |
| 71, CASTLE TERRACE, ASHINGTON, NORTHD  | ASHINGTON | NE63 9JH | OFFICES AND PREMISES               | CO | 75.8    | 5292  | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | £69.82  | £6.49 |
| OFFICE G01, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 24.3    | 2430  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G02, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 16.1    | 1610  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G03, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 21.2    | 2120  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G04, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 31.3    | 3130  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G05, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 30.4    | 3040  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G06, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 15.1    | 1510  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICES G07 & G08, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY,          | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 31.2    | 3120  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G09, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 13.2    | 1320  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G10, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 15      | 1500  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G11, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 22.7    | 2270  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G12, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 20.9    | 2090  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G13, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 20.9    | 2090  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G14, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 22.7    | 2270  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G15, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 15      | 1500  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G16, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 15.3    | 1530  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G17, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 22.7    | 2270  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE G18, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 27.2    | 2720  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICES F16/F17, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY,            | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 44.09   | 4409  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE F11, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 31.4    | 3140  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE F12, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 39.1    | 3910  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE F13, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 31.2    | 3120  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |
| OFFICE F20, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES               | CO | 30      | 3000  | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | £100.00 | £9.29 |



APPENDIX 3  
OFFICE STOCK

|  |           |          |                                  |    |          |         |    |    |    |   |   |   |   |   |     |         |       |
|--|-----------|----------|----------------------------------|----|----------|---------|----|----|----|---|---|---|---|---|-----|---------|-------|
| OFFICE F21, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,  | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES             | CO | 15.3     | 1530    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 | 145 | £100.00 | £9.29 |
| OFFICE F22, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,  | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES             | CO | 22.9     | 2290    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| OFFICE F23, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,  | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES             | CO | 31.8     | 3180    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| OFFICE F14, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,  | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES             | CO | 15       | 1500    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| OFFICE F15, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,  | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES             | CO | 22.7     | 2270    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| OFFICE F18, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,  | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES             | CO | 22.8     | 2280    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| OFFICE F19, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON,  | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES             | CO | 15.02    | 1502    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| OFFICE G10A, ARCH CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY, ASHINGTON, | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES             | CO | 49.69    | 4969    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| ARCH (COMMERCIAL ENTERPRISES) LTD, ARCH CENTRE FOR ENTERPRISE,           | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES             | CO | 185.5    | 11056   | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £59.60  | £5.54 |
| AGE CONCERN, LINTONVILLE PARKWAY, ASHINGTON, NORTHD                      | ASHINGTON | NE63 9JZ | OFFICES AND PREMISES             | CO | 608.7    | 59190   | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 |     | £97.24  | £9.03 |
| 1ST FLR 32, STATION ROAD, ASHINGTON, NORTHD                              | ASHINGTON | NE63 9UJ | OFFICES AND PREMISES             | CO | 70.14    | 4645    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £66.22  | £6.15 |
| 52A, STATION ROAD, ASHINGTON, NORTHD                                     | ASHINGTON | NE63 9UJ | OFFICES AND PREMISES             | CO | 61.7     | 4629    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £75.02  | £6.97 |
| 54A, STATION ROAD, ASHINGTON, NORTHD                                     | ASHINGTON | NE63 9UJ | OFFICES AND PREMISES             | CO | 58.3     | 4373    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £75.01  | £6.97 |
| TAXI OFFICE, BACK LINTONVILLE TERRACE, ASHINGTON, NORTHD                 | ASHINGTON | NE63 9UN | OFFICE AND PREMISES              | CO | 25       | 1688    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £67.52  | £6.27 |
| OFFICE 8 NORTHUMBRIA CENTRE FOR ENTERPRISE, LINTONVILLE PARKWAY,         | ASHINGTON | NE63 9UN | OFFICES AND PREMISES             | CO | 17.4     | 1740    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £100.00 | £9.29 |
| 1ST FLR 3, LINTONVILLE TERRACE, ASHINGTON, NORTHD                        | ASHINGTON | NE63 9UN | OFFICES AND PREMISES             | CO | 77.9     | 5492    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £70.50  | £6.55 |
| 9, LINTONVILLE TERRACE, ASHINGTON, NORTHD                                | ASHINGTON | NE63 9UN | OFFICES AND PREMISES             | CO | 66.8     | 5012    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £75.03  | £6.97 |
| 1ST FLR 9, LINTONVILLE TERRACE, ASHINGTON, NORTHD                        | ASHINGTON | NE63 9UN | OFFICES AND PREMISES             | CO | 42.5     | 3189    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £75.04  | £6.97 |
| 13, LINTONVILLE TERRACE, ASHINGTON, NORTHD                               | ASHINGTON | NE63 9UN | OFFICES AND PREMISES             | CO | 90.9     | 6344    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £69.79  | £6.48 |
| 15, LINTONVILLE TERRACE, ASHINGTON, NORTHD                               | ASHINGTON | NE63 9UN | OFFICES AND PREMISES             | CO | 37.3     | 2736    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £73.35  | £6.81 |
| 17A, LINTONVILLE TERRACE, ASHINGTON, NORTHD                              | ASHINGTON | NE63 9UN | SHOP & PREMISES                  | CO | 50.4     | 3199    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £63.47  | £5.90 |
| 17, LINTONVILLE TERRACE, ASHINGTON, NORTHD                               | ASHINGTON | NE63 9UN | TATTOO STUDIO & PREMISES         | CO | 39.6     | 2683    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £67.75  | £6.29 |
| 19A, LINTONVILLE TERRACE, ASHINGTON, NORTHD                              | ASHINGTON | NE63 9UN | OFFICES AND PREMISES             | CO | 51.28    | 3652    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £71.22  | £6.62 |
| 21A, LINTONVILLE TERRACE, ASHINGTON, NORTHD                              | ASHINGTON | NE63 9UN | OFFICES AND PREMISES             | CO | 31       | 2221    | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £71.65  | £6.66 |
| 23, LINTONVILLE TERRACE, ASHINGTON, NORTHD                               | ASHINGTON | NE63 9UN | OFFICES AND PREMISES             | CO | 101      | 7482    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £74.08  | £6.88 |
| WANSBECK DISTRICT COUNCIL, WANSBECK SQUARE, ASHINGTON, NORTHD            | ASHINGTON | NE63 9XH | OFFICES AND PREMISES             | ML | 1394.1   | 75587   | 0  | 0  | 0  | 0 | 0 | 1 | 0 | 0 |     | £54.22  | £5.04 |
| CEP ASSOCIATES 1ST FLR YMCA, NORTH VIEW, ASHINGTON, NORTHD               | ASHINGTON | NE63 9XQ | OFFICES AND PREMISES             | CO | 91.9     | 5514    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £60.00  | £5.57 |
| GOVERNMENT BUILDINGS, REIVERDALE ROAD, ASHINGTON, NORTHD                 | ASHINGTON | NE63 9YU | OFFICES AND PREMISES             | CO | 1469     | 106180  | 0  | 0  | 0  | 0 | 0 | 1 | 0 | 0 |     | £72.28  | £6.71 |
| INGEUS AT FORMER GOVERNMENT BUILDINGS, REIVERDALE ROAD, ASHINGTON,       | ASHINGTON | NE63 9YU | OFFICES AND PREMISES             | CO | 635.5    | 45823   | 0  | 0  | 0  | 0 | 1 | 0 | 0 | 0 |     | £72.11  | £6.70 |
| TELERÉAL TRILLIUM AT FORMER GOVERNMENT BUILDINGS, REIVERDALE ROAD,       | ASHINGTON | NE63 9YU | OFFICES AND PREMISES             | CO | 266.8    | 19238   | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |     | £72.11  | £6.70 |
| NEWBIGGIN  |           |          |                                  |    | 22932.93 | 1718423 | 71 | 36 | 20 | 8 | 5 | 4 | 1 | 0 | 145 |         |       |
| SPORTS CENTRE BUNGALOW, WOODHORN ROAD, NEWBIGGIN-BY-THE-SEA, NORTHD      | NEWBIGGIN | NE64 6HG | OFFICES AND PREMISES             | CO | 117.2    | 4572    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 | 8   | £39.01  | £3.62 |
| BANKHOUSE, FRONT STREET, NEWBIGGIN-BY-THE-SEA, NORTHD                    | NEWBIGGIN | NE64 6NU | OFFICES AND PREMISES             | CO | 9.8      | 465     | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £47.45  | £4.41 |
| 32, FRONT STREET, NEWBIGGIN-BY-THE-SEA, NORTHD                           | NEWBIGGIN | NE64 6PS | OFFICES AND PREMISES             | CO | 150.2    | 7141    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £47.54  | £4.42 |
| 30, FRONT STREET, NEWBIGGIN-BY-THE-SEA, NORTHD                           | NEWBIGGIN | NE64 6PS | OFFICES (UNDERGOING ALTERATIONS) | CO | 375.4    | 0       | 0  | 0  | 0  | 1 | 0 | 0 | 0 | 0 |     | £0.00   | £0.00 |
| WOODHORN VILLA, WOODHORN LANE, NEWBIGGIN-BY-THE-SEA, NORTHD              | NEWBIGGIN | NE64 6PY | OFFICES AND PREMISES             | CO | 188.74   | 7631    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £40.43  | £3.76 |
| SUITE 8 FORMER SOCIAL SERVICES OFFICES, GIBSON STREET, NEWBIGGIN-BY-THE- | NEWBIGGIN | NE64 6UZ | OFFICES AND PREMISES             | CO | 18.99    | 892     | 1  | 0  | 0  | 0 | 0 | 0 | 0 | 0 |     | £46.97  | £4.36 |
| MORPETH ANTIQUARIAN SOCIETY AT FORMER SOCIAL SERVICES OFFICES, GIBSON    | NEWBIGGIN | NE64 6UZ | OFFICES AND PREMISES             | CO | 60       | 2635    | 0  | 1  | 0  | 0 | 0 | 0 | 0 | 0 |     | £43.92  | £4.08 |
| FORMER SOCIAL SERVICES OFFICES, GIBSON STREET, NEWBIGGIN-BY-THE-SEA,     | NEWBIGGIN | NE64 6UZ | OFFICES AND PREMISES             | CO | 106.4    | 3853    | 0  | 0  | 1  | 0 | 0 | 0 | 0 | 0 |     | £36.21  | £3.36 |
|  |           |          |                                  |    | 1026.73  | 27189   | 2  | 1  | 4  | 1 | 0 | 0 | 0 | 0 | 8   |         |       |

APPENDIX 4  
AVAILABLE INDUSTRIAL PREMISES

| Building Name     | Building Park                  | Street Name       | Town           | Postcode | Area (sq m) | Asking Price | Asking Rent psf | Avail Date | Days on Market |
|-------------------|--------------------------------|-------------------|----------------|----------|-------------|--------------|-----------------|------------|----------------|
| Ground            | Ponteland Industrial Estate    |                   | Ponteland      | NE20 9SD | 490         |              | £3.60           | 24/10/2014 |                |
| Meadowfield Court | Ponteland Industrial Estate    |                   | Ponteland      | NE20 9SD | 1,022       | £1.7 m       |                 |            |                |
| Unit 2            | Ponteland Industrial Estate    |                   | Ponteland      | NE20 9SD | 1,276       | £0.43 m      |                 | 01/10/2014 |                |
|                   |                                |                   |                |          | 2,788       |              |                 |            |                |
| Unit 1            | Fergusons Business Park        | West Sleekburn    | West Sleekburn | NE22 7DD | 648         |              | £2.01           | 01/02/2014 |                |
| Unit 2            | Fergusons Business Park        | West Sleekburn    | West Sleekburn | NE22 7DD | 655         | n/a          | £1.99           | 01/03/2014 | 196            |
| Warehouse 2       | Fergusons Business Park        | West Sleekburn    | West Sleekburn | NE22 7DD | 850         |              | £2.24           | 01/02/2014 |                |
|                   |                                |                   |                |          | 2153        |              |                 |            |                |
| Building C        | Welwyn Electronics Park        | Stakeford Road    | Bedlington     | NE22 7AA | 2,861       | n/a          | NQ              | 01/09/2008 | 2641           |
| Building D        | Welwyn Electronics Park        | Stakeford Road    | Bedlington     | NE22 7AA | 3,493       | n/a          | NQ              | 01/09/2008 | 2641           |
| Building W        | Welwyn Electronics Park        | Stakeford Road    | Bedlington     | NE22 7AA | 2,601       | n/a          | NQ              | 01/09/2008 | 2652           |
| Unit 1            | Barrington Road                | Barrington Road   | Bedlington     | NE22 7AJ | 1,109       | n/a          | £2.01           | Avail now  | 70             |
| Unit 2            | Barrington Road                | Barrington Road   | Bedlington     | NE22 7AJ | 737         | n/a          | £2.02           | Avail now  | 70             |
| Unit 3            | Barrington Road                | Barrington Road   | Bedlington     | NE22 7AJ | 529         | n/a          | £2.46           | Avail now  | 70             |
| Unit 4            | Barrington Road                | Barrington Road   | Bedlington     | NE22 7AJ | 287         | n/a          | £2.91           | Avail now  | 70             |
| Unit 1            | Bowes Court                    | Gooch Avenue      | Bedlington     | NE22 7AP | 339         |              | £3.29           |            |                |
| Unit 1            | Barrington Industrial Estate   | Longridge Court   | Bedlington     | NE22 7DF | 186         | n/a          | £3.90           | 01/04/2009 | 2445           |
| Unit 2/3          | Barrington Industrial Estate   | Stephenson Court  | Bedlington     | NE22 7DQ | 468         | n/a          | £3.50           | 01/12/2013 | 338            |
| Unit 4            | Barrington Industrial Estate   | Longridge Court   | Bedlington     | NE22 7DQ | 93          | n/a          | £4.50           | 01/03/2011 | 1732           |
| Unit 4            | Barrington Industrial Estate   | Stephenson Court  | Bedlington     | NE22 7DQ | 234         | n/a          | £3.50           | Avail now  | 205            |
| Unit 5            | Barrington Industrial Estate   | Stephenson Court  | Bedlington     | NE22 7DQ | 234         | n/a          | £3.50           | Avail now  | 205            |
| Unit 6            | Barrington Industrial Estate   | Longridge Court   | Bedlington     | NE22 7DQ | 93          | n/a          | £4.50           |            |                |
| Unit 7            | Barrington Industrial Estate   | Longridge Court   | Bedlington     | NE22 7DQ | 93          | n/a          | £4.50           | Avail now  | 52             |
| Unit 8            | Barrington Industrial Estate   | Stephenson Court  | Bedlington     | NE22 7DQ | 112         | n/a          | £3.73           | Avail now  | 205            |
| Unit 9            | Barrington Industrial Estate   | Stephenson Court  | Bedlington     | NE22 7DQ | 112         | n/a          | £3.73           |            |                |
|                   |                                |                   |                |          | 13,581      |              |                 |            |                |
| Unit 18f          | Nelson Park Industrial Estate  | Moorland Way      | Cramlington    | NE23 1WE | 52          |              | £7.27           |            |                |
| Unit 59d          | South Nelson Industrial Estate | South Nelson Road | Cramlington    | NE23 1WF | 53          | n/a          | £7.50           | 01/10/2010 | 1527           |
| Unit 18a          | Nelson Park Industrial Estate  | Moorland Way      | Cramlington    | NE23 1WE | 56          | n/a          | £7.33           | Avail now  | 30             |
| Unit 18c          | Nelson Park Industrial Estate  | Moorland Way      | Cramlington    | NE23 1WE | 56          | n/a          | £7.33           | Avail now  | 30             |
| Unit 18d          | Nelson Park Industrial Estate  | Moorland Way      | Cramlington    | NE23 1WE | 56          | n/a          | £7.33           | 01/07/2014 | 115            |
| Unit 23g          | Nelson Park Industrial Estate  | Moorland Way      | Cramlington    | NE23 1WE | 69          | n/a          | £6.93           | 01/07/2014 | 115            |
| Unit 23a          | Nelson Park Industrial Estate  | Moorland Way      | Cramlington    | NE23 1WE | 69          | n/a          | £6.93           | 01/05/2014 | 231            |
| Unit 16f          | Nelson Park Industrial Estate  | Moorland Way      | Cramlington    | NE23 1WE | 76          | n/a          | £6.19           | 01/12/2013 | 402            |
|                   |                                | Nelson Avenue     | Cramlington    | NE23 1HB | 91          |              |                 |            |                |
| Unit 17b          | Nelson Park Industrial Estate  | Moorland Way      | Cramlington    | NE23 1WE | 92          | n/a          | £5.92           | 01/11/2013 | 435            |
| Unit 17d          | Nelson Park Industrial Estate  | Moorland Way      | Cramlington    | NE23 1WE | 93          |              | £5.66           |            |                |
| Unit 17e          | Nelson Park Industrial Estate  | Moorland Way      | Cramlington    | NE23 1WE | 93          | n/a          | £5.97           | 01/01/2015 | 30             |
| Unit 17f          | Nelson Park Industrial Estate  | Moorland Way      | Cramlington    | NE23 1WE | 93          | n/a          | £5.97           | 01/06/2014 | 202            |
| Unit 55b          | South Nelson Industrial Estate | South Nelson Road | Cramlington    | NE23 1WF | 103         | n/a          | £7.66           | 01/09/2014 | 2              |
| Unit 59b          | South Nelson Industrial Estate | South Nelson Road | Cramlington    | NE23 1WF | 103         | n/a          | £7.66           | 01/06/2014 | 269            |

APPENDIX 4  
AVAILABLE INDUSTRIAL PREMISES

| Building Name           | Building Park                  | Street Name        | Town        | Postcode | Area (sq m) | Asking Price | Asking Rent psf | Avail Date | Days on Market |
|-------------------------|--------------------------------|--------------------|-------------|----------|-------------|--------------|-----------------|------------|----------------|
| Unit 16c                | Nelson Park Industrial Estate  | Moorland Way       | Cramlington | NE23 1WE | 111         | n/a          | £6.12           | 01/12/2014 | 570            |
| Unit 15b                | Nelson Park Industrial Estate  | Moorland Way       | Cramlington | NE23 1WE | 111         | n/a          | £6.07           | 01/02/2015 | 1              |
| Unit 7                  | Atley Business Park            | Atley Way          | Cramlington | NE23 1WP | 120         | n/a          | £5.98           | 01/04/2013 | 398            |
| Unit 38                 | Atley Business Park            | Atley Way          | Cramlington | NE23 1WP | 139         | n/a          | £5.77           | 01/08/2014 | 190            |
| Unit 36                 | Atley Business Park            | Atley Way          | Cramlington | NE23 1WP | 139         | n/a          | £5.76           | 01/08/2014 | 190            |
| 14b                     | North Nelson Industrial Estate | Atley Way          | Cramlington | NE23 1WA | 139         | n/a          | £5.55           | 01/06/2014 | 231            |
| Unit 37                 | Atley Business Park            | Atley Way          | Cramlington | NE23 1WP | 140         | n/a          | £5.98           | 01/11/2014 | 484            |
| Unit 14                 | Bassington Lane Ind. Estate    | Bassington Lane    | Cramlington | NE23 8AD | 152         | n/a          | £3.60           | 01/03/2009 | 2094           |
| Unit 11                 | Bassington Lane Ind. Estate    | Bassington Lane    | Cramlington | NE23 8AD | 155         |              | £3.50           |            |                |
| 60a-60c                 | South Nelson Industrial Estate | South Nelson Road  | Cramlington | NE23 1WF | 156         | n/a          | £6.20           | 01/06/2014 | 269            |
| Unit 54c                | South Nelson Industrial Estate | South Nelson Road  | Cramlington | NE23 1WF | 156         | n/a          | £6.19           | 01/09/2014 | 2              |
| Unit 57d                | South Nelson Industrial Estate | South Nelson Road  | Cramlington | NE23 1WF | 156         | n/a          | £6.19           | 01/09/2014 |                |
| Unit 17                 | Bassington Lane Ind. Estate    | Bassington Lane    | Cramlington | NE23 8AD | 170         |              | £3.68           |            |                |
| Unit 3                  | Nelson Park Networkcentre      | Colbourne Avenue   | Cramlington | NE23 1WD | 180         | n/a          | £4.50           | 01/11/2010 | 1480           |
| Unit 6                  | Bassington Lane Ind. Estate    | Bassington Lane    | Cramlington | NE23 8AD | 194         | n/a          | £2.99           | 01/07/2013 | 623            |
| Unit 7                  | Bassington Lane Ind. Estate    | Bassington Lane    | Cramlington | NE23 8AD | 194         | n/a          | £2.99           |            |                |
| Unit 2                  | Bassington Lane Ind. Estate    | Bassington Lane    | Cramlington | NE23 8AD | 200         | n/a          | £3.00           | 01/07/2013 | 527            |
| Unit 3                  | Bassington Lane Ind. Estate    | Bassington Lane    | Cramlington | NE23 8AD | 200         | n/a          | £3.00           | 01/07/2013 | 623            |
| Unit 4                  | Bassington Lane Ind. Estate    | Bassington Lane    | Cramlington | NE23 8AD | 200         | n/a          | £3.91           | 01/07/2013 | 895            |
| Unit 5                  | Bassington Lane Ind. Estate    | Bassington Lane    | Cramlington | NE23 8AD | 200         | n/a          | £3.00           | 01/07/2013 | 895            |
| 14e                     | North Nelson Industrial Estate | Atley Way          | Cramlington | NE23 1WA | 225         | n/a          | £5.48           | 01/04/2013 | 570            |
| 13d                     | North Nelson Industrial Estate | Atley Way          | Cramlington | NE23 1WA | 230         | n/a          | £5.35           | 01/01/2014 | 338            |
| Unit 12                 | Bassington Lane Ind. Estate    | Bassington Lane    | Cramlington | NE23 8AD | 325         |              | £3.80           |            |                |
| Unit 6                  | Nelson Park Networkcentre      | Colbourne Avenue   | Cramlington | NE23 1WD | 243         | n/a          | £4.50           | 01/12/2012 | 560            |
| Unit 33c                | Nelson Park Industrial Estate  | Moorland Way       | Cramlington | NE23 1WE | 252         | n/a          | £5.67           | 01/09/2014 | 115            |
| Units 33-38 & Unit 3    | Atley Business Park            | Atley Way          | Cramlington | NE23 1WP | 281         | £225,000     | n/a             | 01/03/2013 | 73             |
| Unit 3                  | Atley Way                      | Atley Way          | Cramlington | NE23 1WP | 281         | n/a          | £4.92           | 01/03/2013 | 295            |
| Units 2a-2z             | Admiral Business Park          | Nelson Way         | Cramlington | NE23 1WG | 301         | n/a          | £4.25           | Avail now  | 169            |
| Unit 16                 | Bassington Lane Ind. Estate    | Bassington Lane    | Cramlington | NE23 8AD | 304         | n/a          | £3.00           | 01/03/2009 | 2094           |
| Unit 57c                | South Nelson Industrial Estate | South Nelson Road  | Cramlington | NE23 1WF | 311         | n/a          | £6.20           | 01/06/2014 | 870            |
| Unit 2o                 | Admiral Business Park          | Nelson Way         | Cramlington | NE23 1WG | 316         | n/a          | £4.25           | Avail now  | 169            |
| 39b                     | Nelson Park Industrial Estate  | Colbourne Crescent | Cramlington | NE23 1WB | 319         | n/a          | £4.95           | 01/11/2014 | 752            |
| 40a                     | Nelson Park Industrial Estate  | Colbourne Crescent | Cramlington | NE23 1WB | 320         | n/a          | £4.65           | 01/06/2014 | 146            |
| Unit 5d                 | Admiral Business Park          | Nelson Way         | Cramlington | NE23 1WG | 354         |              |                 |            |                |
| Unit 9                  | Nelson Park West               | Easter Park        | Cramlington | NE23 1WQ | 379         | n/a          | £3.67           | Avail now  | 554            |
| Unit 9                  | Baker Road                     | Baker Road         | Cramlington | NE23 1NL | 379         |              | £3.67           |            |                |
| Unit 24a                | Nelson Park Industrial Estate  | Moorland Way       | Cramlington | NE23 1WE | 465         | n/a          | £4.40           | 16/03/2012 | 1364           |
| Unit 41 a               | South Nelson Industrial Estate | South Nelson Road  | Cramlington | NE23 1WF | 521         |              | £5.00           |            |                |
| Shankhouse Fire Station | Albion Terrace                 | Albion Terrace     | Cramlington | NE23 3JN | 561         | NQ           | n/a             | Avail now  | 367            |
| 41a                     | Nelson Park Industrial Estate  | Colbourne Crescent | Cramlington | NE23 1WB | 597         |              | £4.37           |            |                |
| 41b                     | Nelson Park Industrial Estate  | Colbourne Crescent | Cramlington | NE23 1WB | 602         |              | £4.50           |            |                |

APPENDIX 4  
AVAILABLE INDUSTRIAL PREMISES

| Building Name      | Building Park                  | Street Name        | Town        | Postcode | Area (sq m) | Asking Price | Asking Rent psf | Avail Date | Days on Market |
|--------------------|--------------------------------|--------------------|-------------|----------|-------------|--------------|-----------------|------------|----------------|
| Unit 11            | Nelson Park West               | Easter Park        | Cramlington | NE23 1WQ | 698         | £300,000     | n/a             | Avail now  | 899            |
| Unit B             | Northumberland BP              |                    | Cramlington | NE23 7RH | 728         |              |                 |            |                |
| Unit 1f            | Admiral Business Park          | Nelson Way         | Cramlington | NE23 1WG | 827         |              | £2.75           |            |                |
| Unit 1e            | Admiral Business Park          | Nelson Walk        | Cramlington | NE23 1WG | 836         | n/a          | £2.75           | Avail now  | 605            |
| Unit 1g            | Admiral Business Park          | Nelson Way         | Cramlington | NE23 1WG | 836         |              | £2.75           |            |                |
| Units 2a-2z        | Admiral Business Park          | Nelson Way         | Cramlington | NE23 1WG | 943         | n/a          | £4.25           | Avail now  | 169            |
| Unit 2c            | Admiral Business Park          | Nelson Way         | Cramlington | NE23 1WG | 948         | n/a          | £2.50           | Avail now  | 372            |
| 39a                | Nelson Park Industrial Estate  | Colbourne Crescent | Cramlington | NE23 1WB | 957         | n/a          | £3.27           | 01/11/2014 | 182            |
| Unit 2y            | Admiral Business Park          | Nelson Way         | Cramlington | NE23 1WG | 1,236       | n/a          | £2.20           | 01/05/2014 | 1086           |
| Unit 1d            | Admiral Business Park          | Nelson Way         | Cramlington | NE23 1WG | 1,263       | n/a          | £3.25           | 01/08/2014 | 94             |
| Unit 2z            | Admiral Business Park          | Nelson Way         | Cramlington | NE23 1WG | 1,551       | n/a          | £2.20           | 01/05/2014 | 1088           |
| Unit 3a-b          | Admiral Business Park          | Nelson Way         | Cramlington | NE23 1WG | 4,911       | n/a          | £2.75           | 01/07/2014 | 1262           |
| Distribution Depot |                                | Nelson Way         | Cramlington | NE23 1JR | 10,219      |              |                 |            |                |
| Former Jaycare Ltd | North Nelson Industrial Estate | Nelson Way         | Cramlington | NE23 1BL | 11,063      | n/a          | £1.50           | 01/01/2013 | 700            |
| Dts Ltd            | North Nelson Industrial Estate | Nelson Way         | Cramlington | NE23 1BL | 14,082      | NQ           | n/a             | Avail now  | 29             |
|                    | Bassington Industrial Estate   | Bassington Avenue  | Cramlington | NE23 8AH | 15,032      | n/a          | NQ              | 01/02/2013 | 665            |
|                    |                                |                    |             |          | 78,063      |              |                 |            |                |
| Unit 3A            | Albert Street                  | Albert Street      | Blyth       | NE24 1LZ | 262         |              | NQ              |            |                |
| Unit 3B            | Albert Street                  | Albert Street      | Blyth       | NE24 1LZ | 263         |              | NQ              |            |                |
| Unit 3D            | Albert Street                  | Albert Street      | Blyth       | NE24 1LZ | 263         |              | NQ              |            |                |
| 3                  | Burt Street                    | Burt Street        | Blyth       | NE24 1NE | 441         | n/a          | £4.22           | 01/03/2013 | 265            |
| 4d                 | Burt Street                    | Burt Street        | Blyth       | NE24 1NE | 220         |              |                 |            |                |
| Units 2-3          | Crawford Court Business Unit   | Cowpen Road        | Blyth       | NE24 1PA | 92          | n/a          | £6.09           | 01/04/2013 | 605            |
| 4a                 | Ballast Hill                   | Ballast Hill       | Blyth       | NE24 2AU | 320         | n/a          | £2.41           | 01/04/2014 | 239            |
| 4                  | Blyth Riverside Business Park  | Coniston Court     | Blyth       | NE24 4RF | 1,857       | n/a          | £2.75           | 01/01/2014 | 423            |
| Factory/warehouse  | Blyth Riverside Business Park  | Coniston Road      | Blyth       | NE24 4RF | 9,225       | £1,489,470   | n/a             | 01/01/2014 | 798            |
| Unit 5             | Bentley Court                  | Coniston Road      | Blyth       | NE24 4RL | 179         |              | £1.00           |            |                |
| Unit 14            | Blyth Riverside Business Park  | Grasmere Way       | Blyth       | NE24 4RR | 326         | n/a          | £4.00           | Avail now  | 17             |
| Unit 15            | Blyth Riverside Business Park  | Grasmere Way       | Blyth       | NE24 4RR | 215         | n/a          | £4.00           | Avail now  | 17             |
| Unit 16            | Blyth Riverside Business Park  | Grasmere Way       | Blyth       | NE24 4RR | 326         | n/a          | £4.00           | Avail now  | 17             |
| Unit 20            | Blyth Riverside Business Park  | Grasmere Way       | Blyth       | NE24 4RR | 152         |              | £4.00           |            |                |
| Unit 22            | Blyth Riverside Business Park  | Grasmere Way       | Blyth       | NE24 4RR | 123         | n/a          | £4.00           | Avail now  | 17             |
| Unit 23            | Blyth Riverside Business Park  | Grasmere Way       | Blyth       | NE24 4RR | 123         | n/a          | £4.00           | Avail now  |                |
| Unit 24            | Blyth Riverside Business Park  | Grasmere Way       | Blyth       | NE24 4RR | 121         | n/a          | £4.00           | Avail now  |                |
| Unit 27            | Blyth Riverside Business Park  | Grasmere Way       | Blyth       | NE24 4RR | 123         | n/a          | £4.00           |            |                |
| Unit 28            | Blyth Riverside Business Park  | Grasmere Way       | Blyth       | NE24 4RR | 113         | n/a          | £4.00           | Avail now  | 17             |
| Unit 30            | Blyth Riverside Business Park  | Grasmere Way       | Blyth       | NE24 4RR | 113         | n/a          | £4.00           | Avail now  | 17             |
| Unit 31            | Blyth Riverside Business Park  | Grasmere Way       | Blyth       | NE24 4RR | 113         | n/a          | £4.00           | Avail now  | 17             |
| Unit 32            | Blyth Riverside Business Park  | Grasmere Way       | Blyth       | NE24 4RR | 113         | n/a          | £4.00           | Avail now  |                |
| Unit 33            | Blyth Riverside Business Park  | Grasmere Way       | Blyth       | NE24 4RR | 113         | n/a          | £4.00           | Avail now  |                |
| Unit 34            | Blyth Riverside Business Park  | Grasmere Way       | Blyth       | NE24 4RR | 113         | n/a          | £4.00           |            |                |



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AVAILABLE INDUSTRIAL PREMISES

| Building Name                 | Building Park                 | Street Name             | Town        | Postcode | Area (sq m) | Asking Price | Asking Rent psf | Avail Date | Days on Market |
|-------------------------------|-------------------------------|-------------------------|-------------|----------|-------------|--------------|-----------------|------------|----------------|
| A                             | Ennerdale Business Centre     | Ennerdale Road          | Blyth       | NE24 4RT | 2,035       | n/a          | £2.00           | 01/01/2012 | 406            |
| B                             | Ennerdale Business Centre     | Ennerdale Road          | Blyth       | NE24 4RT | 1,762       |              | £2.00           | 01/01/2012 |                |
| C                             | Ennerdale Business Centre     | Ennerdale Road          | Blyth       | NE24 4RT | 838         |              | £2.00           | 01/01/2012 |                |
| D                             | Ennerdale Business Centre     | Ennerdale Road          | Blyth       | NE24 4RT | 924         |              | £2.00           | 01/01/2012 |                |
| E                             | Ennerdale Business Centre     | Ennerdale Road          | Blyth       | NE24 4RT | 729         |              | £2.00           | 01/01/2012 |                |
| F                             | Ennerdale Business Centre     | Ennerdale Road          | Blyth       | NE24 4RT | 924         |              | £2.00           | 01/01/2012 |                |
| Unit 7                        | Blyth Riverside Business Park | Ennerdale Road          | Blyth       | NE24 4RT | 2,397       | n/a          | £3.10           | Avail now  | 175            |
| Unit 17b                      | Blyth Riverside Business Park | Spencer Court           | Blyth       | NE24 5NF | 70          | n/a          | £6.18           | 01/06/2014 | 167            |
| Unit 23b                      | Blyth Riverside Business Park | Spencer Court           | Blyth       | NE24 5NF | 109         | n/a          | £5.81           | 01/08/2014 | 114            |
| Industrial Unit               | Blyth Riverside Business Park | Cowpen Road             | Blyth       | NE24 5SU | 440         | n/a          | £6.02           | 01/04/2013 | 602            |
|                               | Blyth Riverside Business Park | Spencer Road            | Blyth       | NE24 5TG | 5,580       | £1,500,000   | NQ              | Avail now  | 55             |
| 18b                           | Blyth Riverside Business Park | Spencer Court           | Blyth       | NE24 5TG | 104         | n/a          | £5.76           | 01/01/2015 | 1023           |
| 21b                           | Blyth Riverside Business Park | Spencer Court           | Blyth       | NE24 5TG | 68          | n/a          | £6.39           | 01/12/2013 | 370            |
| 26a                           | Blyth Riverside Business Park | Spencer Road            | Blyth       | NE24 5TG | 225         | n/a          | £4.12           | Avail now  | 574            |
| 27e                           | Blyth Riverside Business Park | Spencer Road            | Blyth       | NE24 5TG | 90          | n/a          | £5.67           | Avail now  | 178            |
| Unit 9a-9b                    | Blyth Riverside Business Park | Spencer Road            | Blyth       | NE24 5TG | 511         | n/a          | £3.00           | Avail now  | 1912           |
| Unit 9d                       | Blyth Riverside Business Park | Spencer Road            | Blyth       | NE24 5TG | 260         | n/a          | £3.21           | Avail now  | 205            |
| Units C & D                   | Blyth Riverside Business Park | Spencer Road            | Blyth       | NE24 5TG | 2,027       | n/a          | £2.00           | Avail now  | 16             |
|                               |                               |                         |             |          | 34,402      |              |                 |            |                |
| Tynecastle House              | Station Road                  | Station Road            | Prudhoe     | NE42 6NP | 2,257       | n/a          | £3.00           | 01/02/2014 | 310            |
| Unit 2                        | Station Works                 | Station Road            | Prudhoe     | NE42 6NP | 357         | n/a          | NQ              | Avail now  | 21             |
| 5a                            | Earls Court                   | Earls Court             | Prudhoe     | NE42 6PL | 98          | n/a          | £7.17           | 01/10/2014 | 115            |
| Unit 1c                       | Low Prudhoe Industrial Estate | Princess Court          | Prudhoe     | NE42 6PL | 228         | n/a          | £5.78           | 01/06/2013 | 546            |
| Unit 1d                       | Low Prudhoe Industrial Estate | Princess Court          | Prudhoe     | NE42 6PL | 139         | n/a          | £6.34           | Avail now  | 1149           |
| Unit 1e                       | Low Prudhoe Industrial Estate | Princess Court          | Prudhoe     | NE42 6PL | 228         | n/a          | £5.81           | 01/06/2013 | 546            |
| Unit 3e                       | Low Prudhoe Industrial Estate | Princess Court          | Prudhoe     | NE42 6PL | 77          | n/a          | £7.54           | 01/02/2015 | 1              |
| Unit 6b                       | Low Prudhoe Industrial Estate | Earls Court             | Prudhoe     | NE42 6QG | 131         | n/a          | £6.24           | 01/12/2013 | 370            |
|                               |                               |                         |             |          | 3,515       |              |                 |            |                |
| Former Mcs                    | Tyne Green Ind Est            | Chareway Lane           | Hexham      | NE46 3HW | 237         | n/a          | £4.71           | 01/10/2012 | 556            |
| Unit 18                       | Haugh Lane Industrial Estate  | Haugh Lane              | Hexham      | NE46 3PU | 578         | n/a          | £4.82           | 01/11/2013 | 301            |
|                               |                               |                         |             |          | 815         |              |                 |            |                |
| Former Ambulance Station      | Foundry Yard                  |                         | Bellingham  | NE48 2DA | 150         | £130,000     | n/a             | 01/03/2014 | 1018           |
| Former Petrol Filling Station | West Woodburn                 | West Woodburn           | Bellingham  | NE48 2RA | 324         | £175,000     | n/a             | 01/03/2012 | 988            |
|                               |                               |                         |             |          | 474         |              |                 |            |                |
| Unit L                        | Hadrian Enterprise Park       | Hadrian Enterprise Park | Haltwhistle | NE49 0EX | 465         | n/a          | £3.00           | 01/03/2011 | 1380           |
| Unit M-N                      | Hadrian Enterprise Park       | Hadrian Enterprise Park | Haltwhistle | NE49 0EX | 1,858       | n/a          | £2.50           | 01/07/2011 | 1231           |
| Units E, F, G & H             | Hadrian Enterprise Park       | Hadrian Enterprise Park | Haltwhistle | NE49 0EX | 5,110       | n/a          | £1.82           | 01/05/2011 | 1311           |
| 7b                            | Haltwhistle Industrial Estate | Tyne View Road          | Haltwhistle | NE49 9HA | 57          | n/a          | £5.65           | 01/09/2014 | 94             |
| 7d                            | Haltwhistle Industrial Estate | Tyne View Road          | Haltwhistle | NE49 9HA | 54          | n/a          | £5.64           | 01/09/2014 | 94             |
| 7e                            | Haltwhistle Industrial Estate | Tyne View Road          | Haltwhistle | NE49 9HA | 102         | n/a          | £4.55           | 01/09/2014 | 94             |
| 7f                            | Haltwhistle Industrial Estate | Tyne View Road          | Haltwhistle | NE49 9HA | 102         | n/a          | £4.55           | 01/09/2014 | 94             |

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| Building Name            | Building Park                  | Street Name                | Town        | Postcode | Area (sq m) | Asking Price | Asking Rent psf | Avail Date | Days on Market |
|--------------------------|--------------------------------|----------------------------|-------------|----------|-------------|--------------|-----------------|------------|----------------|
| 7g                       | Haltwhistle Industrial Estate  | Tyne View Road             | Haltwhistle | NE49 9HA | 54          | n/a          | £4.55           | 01/09/2014 | 94             |
| 8d                       | Haltwhistle Industrial Estate  | Tyne View Road             | Haltwhistle | NE49 9HA | 129         | n/a          | £4.31           | 01/11/2013 | 1092           |
|                          |                                |                            |             |          | 7931        |              |                 |            |                |
| 1d                       | Pegswood Industrial Estate     | Butchers Lane              | Morpeth     | NE61 6HZ | 92          | n/a          | £5.73           | 01/03/2012 | 1023           |
| 1e                       | Pegswood Industrial Estate     | Butchers Lane              | Morpeth     | NE61 6HZ | 184         | n/a          | £4.67           | 01/06/2013 | 547            |
| Unit 1b                  | Pegswood Industrial Estate     | Butchers Lane              | Morpeth     | NE61 6HZ | 46          | n/a          | £5.25           | 01/06/2014 | 233            |
| Unit 2a                  | Pegswood Industrial Estate     | Pegswood Industrial Estate | Morpeth     | NE61 6HZ | 93          | n/a          | £6.00           | 01/06/2014 | 175            |
| Unit 2b                  | Pegswood Industrial Estate     | Pegswood Industrial Estate | Morpeth     | NE61 6HZ | 93          | n/a          | £6.00           | 01/01/2014 | 253            |
| Unit 2c                  | Pegswood Industrial Estate     | Pegswood Industrial Estate | Morpeth     | NE61 6HZ | 93          | n/a          | £6.00           | 01/01/2014 | 253            |
| Unit 4a                  | Pegswood Industrial Estate     | Pegswood Industrial Estate | Morpeth     | NE61 6HZ | 139         | n/a          | £6.00           | 01/04/2014 | 869            |
| Unit 4b                  | Pegswood Industrial Estate     | Pegswood Industrial Estate | Morpeth     | NE61 6HZ | 139         | n/a          | £6.00           | 01/04/2014 | 254            |
| Unit 4d                  | Pegswood Industrial Estate     | Pegswood Industrial Estate | Morpeth     | NE61 6HZ | 139         | n/a          | £6.00           | 01/06/2014 | 134            |
| Coopies Way              | Coopies Lane                   | Coopies Way                | Morpeth     | NE61 6JN | 813         | n/a          | £5.72           | 21/10/2011 | 1508           |
| Units                    | Coopies Lane                   | Coopies Way                | Morpeth     | NE61 6JN | 295         |              |                 |            |                |
| Warehouse                | Coopies Lane                   | Coopies Way                | Morpeth     | NE61 6JN | 2408        |              |                 | 01/09/2011 |                |
| Unit 7b                  | Coopies Lane                   | Stanners Complex           | Morpeth     | NE61 6JS | 560         | n/a          | £2.49           | Avail now  | 248            |
| Unit 2a                  | Coopies Lane                   | Coopies Lane               | Morpeth     | NE61 6JT | 250         | n/a          | £5.22           | 01/07/2015 | 1              |
| Unit 1-2 Coopies Field   | Coopies Lane                   | Coopies Lane               | Morpeth     | NE61 6JU | 438         | n/a          | £5.08           | Avail now  | 1612           |
| Unit 3b Coopies Field    | Coopies Lane                   | Coopies Lane               | Morpeth     | NE61 6JU | 55          | n/a          | £7.05           | 01/09/2014 | 114            |
|                          |                                |                            |             |          | 5837        |              |                 |            |                |
| Unit 5                   | Green Lane Workshops           |                            | Ashington   | NE63 0EF | 32          |              | £5.80           |            |                |
| Unit 16                  | Green Lane Workshops           |                            | Ashington   | NE63 0EF | 56          |              | £5.80           |            |                |
| Unit 23                  | Green Lane Workshops           |                            | Ashington   | NE63 0EF | 131         |              | £5.75           |            |                |
| Unit 10d                 | North Seaton Industrial Estate | Armstrong Court            | Ashington   | NE63 0LA | 124         | n/a          | £5.35           | 01/06/2013 | 547            |
| 20a - 20b                | North Seaton Industrial Estate | Freeman Court              | Ashington   | NE63 0YB | 548         | n/a          | £3.99           | 01/07/2013 | 498            |
| Unit 10c Merchants Court | North Seaton Industrial Estate | Freeman Way                | Ashington   | NE63 0YB | 124         | n/a          | £5.50           | 01/07/2012 | 947            |
| Unit 13 Merchants Court  | North Seaton Industrial Estate | Freeman Way                | Ashington   | NE63 0YB | 149         | n/a          | £4.36           | Avail now  | 2158           |
| Unit 14 Merchants Court  | North Seaton Industrial Estate | Freeman Way                | Ashington   | NE63 0YB | 149         | n/a          | £4.36           | Avail now  | 178            |
| Unit 2                   | North Seaton Industrial Estate | Hedley Way                 | Ashington   | NE63 0YB | 2,987       | n/a          | £2.50           | 01/07/2012 | 933            |
| Unit 2 Merchants Court   | North Seaton Industrial Estate | Freeman Way                | Ashington   | NE63 0YB | 2,477       | n/a          | £2.34           | 01/05/2014 | 195            |
| Unit 5 Merchants Court   | North Seaton Industrial Estate | Freeman Way                | Ashington   | NE63 0YB | 268         | n/a          | £3.47           | 01/04/2009 | 2159           |
| Unit 7 Merchants Court   | North Seaton Industrial Estate | Freeman Way                | Ashington   | NE63 0YB | 537         | n/a          | £3.25           | 01/04/2009 | 2159           |
| Unit 10c                 | North Seaton Industrial Estate | Armstrong Court            | Ashington   | NE63 0YE | 124         | n/a          | £5.35           | Avail now  | 857            |
| Unit 11a                 | North Seaton Industrial Estate | Armstrong Court            | Ashington   | NE63 0YE | 130         | n/a          | £5.31           | 01/07/2013 | 518            |
| Unit 11b                 | North Seaton Industrial Estate | Armstrong Court            | Ashington   | NE63 0YE | 130         | n/a          | £5.31           | 01/02/2012 | 1092           |
| Unit 12a                 | North Seaton Industrial Estate | Armstrong Court            | Ashington   | NE63 0YE | 129         | n/a          | £5.32           | 01/08/2014 | 114            |
| Unit 12b                 | North Seaton Industrial Estate | Armstrong Court            | Ashington   | NE63 0YE | 130         | n/a          | £5.32           | 01/08/2014 | 114            |
| Unit 12d                 | North Seaton Industrial Estate | Armstrong Court            | Ashington   | NE63 0YE | 129         | n/a          | £5.32           | 01/08/2014 | 114            |
| Unit 13h                 | North Seaton Industrial Estate | Armstrong Court            | Ashington   | NE63 0YE | 72          | n/a          | £6.38           | 01/12/2012 | 1128           |
| Unit 1                   | Wansbeck Business Park         | Wansbeck Business Park     | Ashington   | NE63 8QW | 318         |              |                 |            |                |
| Unit 2                   | Wansbeck Business Park         | Wansbeck Business Park     | Ashington   | NE63 8QW | 245         |              |                 |            |                |

APPENDIX 4  
AVAILABLE INDUSTRIAL PREMISES

| Building Name            | Building Park                | Street Name                  | Town      | Postcode | Area (sq m) | Asking Price | Asking Rent psf | Avail Date | Days on Market |
|--------------------------|------------------------------|------------------------------|-----------|----------|-------------|--------------|-----------------|------------|----------------|
| 21                       | Wansbeck Business Park       | Wansbeck Business Park       | Ashington | NE63 8QW | 718         | n/a          | £3.50           | 01/08/2013 | 496            |
| Unit 4                   | Wansbeck Networkcentre       | Rotary Parkway               | Ashington | NE63 8QW | 164         | n/a          | £4.50           |            |                |
| Unit 5                   | Wansbeck Networkcentre       | Rotary Parkway               | Ashington | NE63 8QW | 164         | n/a          | £4.50           | 01/09/2013 | 846            |
| Unit 6                   | Wansbeck Networkcentre       | Rotary Parkway               | Ashington | NE63 8QW | 162         | n/a          | £4.50           | 01/11/2011 | 1480           |
| Unit 7                   | Wansbeck Networkcentre       | Rotary Parkway               | Ashington | NE63 8QW | 162         | n/a          | £4.50           | 01/09/2013 | 846            |
| Unit 8                   | Wansbeck Networkcentre       | Rotary Parkway               | Ashington | NE63 8QW | 247         |              | £4.50           |            |                |
| Unit 10                  | Jubilee Industrial Estate    | Jubilee Estate               | Ashington | NE63 8UB | 31          | n/a          | £7.46           | Avail now  | 205            |
| Unit 13                  | Jubilee Industrial Estate    | Jubilee Estate               | Ashington | NE63 8UB | 4176        |              | £2.22           |            |                |
| Unit 14                  | Jubilee Industrial Estate    | Jubilee Industrial Estate    | Ashington | NE63 8UB | 74          | n/a          | £3.75           | Avail now  | 178            |
| Unit 15                  | Jubilee Industrial Estate    | Jubilee Industrial Estate    | Ashington | NE63 8UB | 74          | n/a          | £3.75           | Avail now  | 178            |
| Unit 17                  | Jubilee Industrial Estate    | Jubilee Industrial Estate    | Ashington | NE63 8UB | 74          | n/a          | £3.88           | Avail now  | 461            |
| Unit 18                  | Jubilee Industrial Estate    | Jubilee Industrial Estate    | Ashington | NE63 8UB | 74          | n/a          | £3.75           | Avail now  | 574            |
| Unit 4                   | Jubilee Industrial Estate    | Jubilee Industrial Estate    | Ashington | NE63 8UB | 28          | n/a          | £5.00           | Avail now  | 304            |
| Unit 4                   | Jubilee Industrial Estate    | Jubilee Industrial Estate    | Ashington | NE63 8UB | 28          | n/a          | £5.00           | Avail now  | 1063           |
| Unit 5                   | Jubilee Industrial Estate    | Jubilee Estate               | Ashington | NE63 8UB | 28          | n/a          | £5.00           | Avail now  | 304            |
| Unit 9                   | Jubilee Industrial Estate    | Jubilee Industrial Estate    | Ashington | NE63 8UB | 28          | n/a          | £5.00           | 01/10/2013 | 430            |
|                          | Ashington Workspace          | Lintonville Parkway          | Ashington | NE63 9JZ | 70          |              | £6.00           |            |                |
|                          | Ashington Workspace          | Lintonville Parkway          | Ashington | NE63 9JZ | 70          |              | £6.00           |            |                |
|                          | Ashington Workspace          | Lintonville Parkway          | Ashington | NE63 9JZ | 46          |              | £7.05           |            |                |
|                          | Ashington Workspace          | Lintonville Parkway          | Ashington | NE63 9JZ | 15          |              | £13.42          |            |                |
|                          |                              |                              |           |          | 15422       |              |                 |            |                |
| Holywell Engineering Ltd | Coquet Enterprise Park       | Amble Industrial Estate      | Amble     | NE65 0PE | 4,645       | n/a          | NQ              | Avail now  | 21             |
| Unit 1                   | Coquet Enterprise Park       | Amble Industrial Estate      | Amble     | NE65 0PE | 492         |              |                 |            |                |
| Unit 2                   | Coquet Enterprise Park       | Amble Industrial Estate      | Amble     | NE65 0PE | 128         |              | £5.60           |            |                |
| Suite 4, Units 4-7       | Coquet Enterprise Park       | Amble                        | Amble     | NE65 0PE | 88          | n/a          | £5.04           | 01/11/2014 | 310            |
| Suite 5, Units 4-7       | Coquet Enterprise Park       | Amble                        | Amble     | NE65 0PE | 88          | n/a          | £5.04           | 01/10/2012 | 799            |
| Suite 6, Units4-7        | Coquet Enterprise Park       | Amble                        | Amble     | NE65 0PE | 88          | n/a          | £5.04           | 01/10/2012 | 799            |
| Unit 5b                  | Coquet Enterprise Park       | Amble Industrial Estate      | Amble     | NE65 0PE | 100         | n/a          | £5.81           | 01/03/2015 | 1              |
| Unit 6b                  | Coquet Enterprise Park       | Amble Industrial Estate      | Amble     | NE65 0PE | 50          | n/a          | £7.25           | 01/05/2014 | 307            |
| Unit 6c                  | Coquet Enterprise Park       | Amble Industrial Estate      | Amble     | NE65 0PE | 75          | n/a          | £5.48           | 01/07/2011 | 1605           |
| Unit 6d                  | Coquet Enterprise Park       | Amble Industrial Estate      | Amble     | NE65 0PE | 51          |              | £4.19           |            |                |
| Warehouse                | Coquet Enterprise Park       | Amble Industrial Estate      | Amble     | NE65 0PE | 151         |              |                 |            |                |
| Unit 3                   | Glendale Workshops           | Amble Industrial Estate      | Amble     | NE65 0RB | 37          |              | £4.00           |            |                |
|                          |                              |                              |           |          | 5,993       |              |                 |            |                |
| Unit 3A                  |                              | Station Road                 | Rothbury  | NE65 7QJ | 253         |              | £3.76           |            |                |
| Units                    |                              | Station Road                 | Rothbury  | NE65 7QJ | 711         |              |                 |            |                |
|                          |                              |                              |           |          | 964         |              |                 |            |                |
| Unit 6                   | Hotspur Court                | Hotspur Court                | Alnwick   | NE66 1PA | 139         | n/a          | £5.75           | 01/04/2011 | 1338           |
| Unit 4b                  | Willowtree Industrial Estate | Willowtree                   | Alnwick   | NE66 2HA | 137         | n/a          | £6.66           | 01/10/2014 | 115            |
| Unit 5a                  | Willowtree Industrial Estate | Willowtree Industrial Estate | Alnwick   | NE66 2HA | 78          | n/a          | £6.81           | Avail now  | 115            |
| Unit 7                   | Lidgate Crest                | Lidgate Crest                | Alnwick   | NE66 2HT | 108         | n/a          | £5.15           | 01/06/2014 | 174            |

APPENDIX 4  
AVAILABLE INDUSTRIAL PREMISES

| Building Name             | Building Park                | Street Name                  | Town    | Postcode | Area (sq m) | Asking Price | Asking Rent psf | Avail Date | Days on Market |
|---------------------------|------------------------------|------------------------------|---------|----------|-------------|--------------|-----------------|------------|----------------|
| James N Mclean Ltd        | Willowburn Trading Estate    | South Road                   | Alnwick | NE66 2PF | 600         | £750,000     | n/a             | Avail now  | 1571           |
| Unit 1c                   | Willowtree Industrial Estate | Willowtree Industrial Estate | Alnwick | NE66 2PF | 124         | n/a          | £3.67           | 01/12/2014 | 115            |
|                           |                              |                              |         |          | 1186        |              |                 |            |                |
| Unit 2b                   | Belford Industrial Estate    | Station Road                 | Belford | NE70 7DT | 44          | n/a          | £6.03           | 01/03/2009 | 2452           |
| Unit 2f                   | Belford Industrial Estate    | Station Road                 | Belford | NE70 7DT | 44          | n/a          | £6.03           | 01/02/2015 | 1              |
| Units                     | Belford Industrial Estate    | Station Road                 | Belford | NE70 7DT | 251         |              |                 |            |                |
|                           |                              |                              |         |          | 339         |              |                 |            |                |
| Former Garage Premises, 7 | Tweed Street                 |                              | Berwick | TD15 1NG | 439         | n/a          | £2.54           | 01/10/2013 | 430            |
| 1                         | Ramparts Business Park       | North Road Industrial Est    | Berwick | TD15 1UN | 315         | £120,000     | n/a             | Avail now  | 69             |
| Unit 12d                  | Ramparts Business Park       | Windmill Way                 | Berwick | TD15 1UN | 68          | n/a          | £6.28           | 01/10/2014 | 24             |
| Highgate Works, 95        | Main Street                  | Main Street                  | Berwick | TD15 2AW | 385         | n/a          | £3.62           | 01/07/2013 | 538            |
| Unit 10d                  | North Road Industrial Estate | North Road                   | Berwick | TD15 2QL | 97          | n/a          | £6.21           | 01/04/2014 | 794            |
| Raglan Warehouse          | Ancroft                      | Ancroft                      | Berwick | TD15 2TB | 479         | n/a          | £1.94           | 01/04/2014 | 254            |
| Unit 4b                   | East Ord Industrial Estate   | East Ord Industrial Estate   | Berwick | TD15 2XF | 406         | n/a          | £4.58           | 01/04/2014 | 402            |
| Unit 4c                   | East Ord Industrial Estate   | East Ord Industrial Estate   | Berwick | TD15 2XF | 413         | n/a          | £4.50           | 01/06/2013 | 547            |
| Unit 4d                   | East Ord Industrial Estate   | East Ord Industrial Estate   | Berwick | TD15 2XF | 275         | n/a          | £4.91           | 01/08/2012 | 857            |
| Unit 7a                   | East Ord Industrial Estate   | East Ord Industrial Estate   | Berwick | TD15 2XF | 54          | n/a          | £7.43           | Avail now  | 94             |
| Unit B                    | Tweedside Trading Estate     | A698                         | Berwick | TD15 2XF | 857         | n/a          | £2.25           | 01/10/2013 | 1036           |
| Unit E                    | Tweedside Trading Estate     | A698                         | Berwick | TD15 2XF | 385         | n/a          | £2.25           | 01/10/2013 | 1036           |
| Units                     | Tweedside Trading Estate     | A698                         | Berwick | TD15 2XF | 413         |              |                 |            |                |
| Unit 6a                   | East Ord Industrial Estate   | East Ord Industrial Estate   | Berwick | TD15 2XG | 195         | n/a          | £5.35           | Avail now  | 94             |
| Unit 6b                   | East Ord Industrial Estate   | East Ord Industrial Estate   | Berwick | TD15 2XG | 197         | n/a          | £5.30           | Avail now  | 94             |
| Unit 8a                   | East Ord Industrial Estate   | East Ord Industrial Estate   | Berwick | TD15 2XF | 109         |              | £5.54           |            |                |
|                           |                              |                              |         |          | 5087        |              |                 |            |                |
|                           |                              |                              |         |          | 178550      |              |                 |            |                |

APPENDIX 5  
AVAILABLE OFFICE PREMISES

| Unit Description                     | Street No | Street Name            | Town           | Postcode | Total Sq M | Total Sq Ft | Sale Price | Rent Sq Ft | First Registered Date | Days on Market |
|--------------------------------------|-----------|------------------------|----------------|----------|------------|-------------|------------|------------|-----------------------|----------------|
| G2 Stephenson                        |           | Prestwick Park         | Ponteland      | NE20 9DA | 140        | 1,511       | n/a        | £17.00     | 24/07/2014            | 140            |
| 1st                                  | 9         | Main Street            | Ponteland      | NE20 9NH | 39         | 421         | Not quoted | £11.88     |                       |                |
| 2nd Floor                            | 25        | Main Street            | Ponteland      | NE20 9NH | 21         | 225         | n/a        | £9.94      | 04/05/2012            | 951            |
| 1st Floor                            | 25        | Main Street            | Ponteland      | NE20 9NH | 25         | 269         | n/a        | £8.18      | 27/11/2012            | 744            |
| 1st Floor                            | 23        | Main Street            | Ponteland      | NE20 9NH | 80         | 864         | n/a        | £8.68      | 08/07/2013            | 521            |
| 1st and Ground, Meadowfield House    |           | Meadowfield Industrial | Ponteland      | NE20 9SD | 216        | 2329        | £0.2 m     | £6.44      |                       |                |
| G1 Stephenson                        |           | Prestwick Park         | Ponteland      | NE20 9SJ | 141        | 1,516       | n/a        | £17.01     | 30/01/2009            | 2141           |
| D3 Armstrong                         |           | Prestwick Park         | Ponteland      | NE20 9SJ | 209        | 2,247       | n/a        | £17.00     | 11/11/2013            | 395            |
| 1st Floor                            | 2         | West Road              | Ponteland      | NE20 9SU | 16         | 173         | n/a        | £16.15     | 26/09/2013            | 441            |
|                                      |           |                        |                |          | 887        | 9555        |            |            |                       |                |
| 1st                                  | 15        | Front Street West      | Bedlington     | NE22 5TZ | 69         | 742         | Not quoted | £7.70      |                       |                |
| 1st Floor, Ground                    | 60        | Front Street           | Bedlington     | NE22 5UB | 49         | 522         | n/a        | £9.58      | 01/12/2014            | 10             |
| 1st Floor                            | 64a       | Front Street West      | Bedlington     | NE22 5UB | 72         | 776         | n/a        | £3.22      | 22/12/2011            | 1085           |
| Ground                               |           | Barrington Road        | Bedlington     | NE22 7AJ | 137        | 1,478       | n/a        | £5.28      | 02/10/2014            | 70             |
|                                      |           |                        |                |          | 327        | 3518        |            |            |                       |                |
| Unit 1 Fergusons Business Park       |           | West Sleekburn         | West Sleekburn | NE22 7DD | 840        | 9,044       | n/a        | £2.43      | 29/05/2014            | 196            |
|                                      |           |                        |                |          | 840        | 9044        |            |            |                       |                |
| Suite 3, Horton Park                 |           | Berwick Hill Road      | Cramlington    | NE13 6BU | 172        | 1849        | Not quoted | Not quoted |                       |                |
| Suite 2, Horton Park                 |           | Berwick Hill Road      | Cramlington    | NE13 6BU | 211        | 2267        | Not quoted | Not quoted |                       |                |
| Suite 4, Horton Park                 |           | Berwick Hill Road      | Cramlington    | NE13 6BU | 213        | 2290        | Not quoted | Not quoted |                       |                |
| Suite 1, Horton Park                 |           | Berwick Hill Road      | Cramlington    | NE13 6BU | 296        | 3191        | Not quoted | Not quoted |                       |                |
| Suite 5, Horton Park                 |           | Berwick Hill Road      | Cramlington    | NE13 6BU | 315        | 3396        | Not quoted | Not quoted |                       |                |
| Unit 5 Enterprise Court              |           | Crosland Park          | Cramlington    | NE23 1LZ | 82         | 880         | n/a        | £7.95      | 16/09/2009            | 1912           |
| Unit 4 Enterprise Court              |           | Crosland Park          | Cramlington    | NE23 1LZ | 82         | 880         | n/a        | £7.95      | 23/06/2010            | 1632           |
| Unit 1 Enterprise Court              |           | Crosland Park          | Cramlington    | NE23 1LZ | 149        | 1,600       | n/a        | £7.50      | 04/11/2011            | 1133           |
| Unit 14 Enterprise Court             |           | Crosland Park          | Cramlington    | NE23 1LZ | 223        | 2,400       | n/a        | £6.75      | 05/11/2010            | 1497           |
| Unit 12 Enterprise Court             |           | Crosland Park          | Cramlington    | NE23 1LZ | 139        | 1,500       | n/a        | £6.67      | 05/11/2010            | 1497           |
| Unit 9 Enterprise Court              |           | Crosland Park          | Cramlington    | NE23 1LZ | 149        | 1,600       | n/a        | £6.25      | 16/05/2013            | 574            |
| Unit 15 Enterprise Court             |           | Crosland Park          | Cramlington    | NE23 1LZ | 232        | 2,500       | n/a        | £6.75      | 10/03/2011            | 1372           |
| Unit 2b Atley Business Park          |           | Atley Way              | Cramlington    | NE23 1WP | 91         | 984         | n/a        | £115.80    | 03/04/2013            | 617            |
| Unit 9 Dudley Court                  |           | Manor Walks            | Cramlington    | NE23 6QW | 75         | 804         | n/a        | £12.00     | 29/07/2014            | 135            |
| Unit 2, Craster Court                |           | Manor Walks            | Cramlington    | NE23 6UT | 847        | 9,112       | n/a        | £12.00     | 28/02/2011            | 1382           |
| Unit 6, Craster Court                |           | Manor Walks            | Cramlington    | NE23 6UT | 440        | 4,739       | n/a        | £12.00     | 29/07/2014            | 135            |
| Unit 4B, Craster Court               |           | Manor Walks            | Cramlington    | NE23 6UT | 294        | 3,160       | n/a        | £12.00     | 29/07/2014            | 135            |
| Unit/Suite- 24- 26, 1st Floor        |           | Manor Walks            | Cramlington    | NE23 6UT | 137        | 1,473       | n/a        | £12.00     | 29/07/2014            | 135            |
| Unit/Suite- 35-40 & 48-52, 1st Floor |           | Manor Walks            | Cramlington    | NE23 6UT | 343        | 3,688       | n/a        | £12.00     | 29/07/2014            | 135            |
| Unit/Suite- Office 2, 1st Floor      |           | Manor Walks            | Cramlington    | NE23 6UT | 498        | 5,363       | n/a        | £12.00     | 29/07/2014            | 135            |
| Unit/Suite- 22 - 23, 1st Floor       |           | Manor Walks            | Cramlington    | NE23 6UT | 84         | 901         | n/a        | £12.00     | 29/07/2014            | 135            |
| Unit/Suite- 10 - 11, 1st Floor       |           | Manor Walks            | Cramlington    | NE23 6UT | 66         | 712         | n/a        | £12.00     | 29/07/2014            | 135            |
| Unit/Suite- 5 - 7, 1st Floor         |           | Manor Walks            | Cramlington    | NE23 6UT | 109        | 1,171       | n/a        | £12.00     | 29/07/2014            | 135            |
| Office 1 Northumbria House           |           | Manor Walks            | Cramlington    | NE23 6UT | 1,168      | 12,569      | n/a        | £12.00     | 28/02/2011            | 1382           |
| Unit/Suite- 12, 1st Floor            |           | Manor Walks            | Cramlington    | NE23 6UT | 41         | 440         | n/a        | £12.00     | 29/07/2014            | 135            |

APPENDIX 5  
AVAILABLE OFFICE PREMISES

| Unit Description                            | Street No | Street Name          | Town        | Postcode | Total Sq M | Total Sq Ft | Sale Price | Rent Sq Ft | First Registered Date | Days on Market |
|---|-----------|----------------------|-------------|----------|------------|-------------|------------|------------|-----------------------|----------------|
| Units 32-33                                 | 30        | Apex Business Villag | Cramlington | NE23 7BF | 273        | 2,942       | n/a        | £8.50      | 09/12/2014            | 2              |
| Unit 27                                     |           | Apex Business Villag | Cramlington | NE23 7BF | 115        | 1,237       | n/a        | £11.32     | 31/01/2014            | 314            |
| Units 32-33                                 | 30 - 32   | Apex Business Villag | Cramlington | NE23 7BF | 273        | 2,942       | £260,000   | n/a        | 09/12/2014            | 2              |
| Unit 40                                     |           | Broad Law            | Cramlington | NE23 7BF | 133        | 1,427       | n/a        | £9.81      | 23/01/2014            | 322            |
| Unit 34                                     |           | Apex Business Villag | Cramlington | NE23 7BF | 56         | 602         | Not quoted | £9.95      |                       |                |
| Office Suite                                |           | Apex Business Villag | Cramlington | NE23 7BF | 56         | 602         | Not quoted | £9.95      |                       |                |
| Unit 16                                     |           | Apex Business Villag | Cramlington | NE23 7BF | 117        | 1261        | £0.15 m    | £11.90     |                       |                |
| Unit 1 Northumberland Business Park         |           | Silverton Court      | Cramlington | NE23 7RY | 2,369      | 25,500      | n/a        | £13.50     | 22/06/2012            | 902            |
| Unit 8 Northumberland Business Park         |           | Silverton Court      | Cramlington | NE23 7RY | 936        | 10,070      | n/a        | £13.50     | 18/07/2012            | 876            |
| Unit 4 Northumberland Business Park         |           | Silverton Court      | Cramlington | NE23 7RY | 488        | 5,250       | n/a        | £13.50     | 18/07/2012            | 876            |
| Unit 12 Northumberland Business Park        |           | Berrymoor Court      | Cramlington | NE23 7RZ | 209        | 2,250       | n/a        | £13.50     | 02/07/2012            | 892            |
| Unit 18 Northumberland Business Park        |           | Berrymoor Court      | Cramlington | NE23 7RZ | 488        | 5,250       | n/a        | £14.00     | 02/07/2012            | 892            |
| Unit 1 Northumberland Business Park         |           | Berrymoor Court      | Cramlington | NE23 7RZ | 488        | 5,250       | n/a        | £13.50     | 02/07/2012            | 892            |
| Unit 12-14 Northumberland Business Park     |           | Berrymoor Court      | Cramlington | NE23 7RZ | 209        | 2,250       | £371,250   | n/a        | 28/02/2008            | 2478           |
| Unit 17 Northumberland Business Park        |           | Berrymoor Court      | Cramlington | NE23 7RZ | 567        | 6,100       | n/a        | £14.00     | 02/07/2012            | 892            |
| Unit 2 Northumberland Business Park         |           | Berrymoor Court      | Cramlington | NE23 7RZ | 936        | 10,070      | n/a        | £13.50     | 31/01/2007            | 2871           |
| Unit 11 Northumberland Business Park        |           | Berrymoor Court      | Cramlington | NE23 7RZ | 567        | 6,100       | n/a        | £13.50     | 02/07/2012            | 892            |
| Unit 16 Northumberland Business Park        |           | Berrymoor Court      | Cramlington | NE23 7RZ | 209        | 2,250       | n/a        | £13.50     | 05/03/2013            | 646            |
| Unit 15 Northumberland Business Park        |           | Berrymoor Court      | Cramlington | NE23 7RZ | 209        | 2,250       | n/a        | £13.50     | 02/07/2012            | 892            |
| Unit 10 Northumberland Business Park        |           | Berrymoor Court      | Cramlington | NE23 7RZ | 209        | 2,250       | £303,750   | n/a        | 31/01/2007            | 2871           |
| Unit 9 Northumberland Business Park         |           | Berrymoor Court      | Cramlington | NE23 7RZ | 209        | 2,250       | £303,750   | n/a        | 31/01/2007            | 2871           |
| Unit 11, Hubbway Business Centre            |           | Bassington Lane      | Cramlington | NE23 8AD | 200        | 2152        | Not quoted | £4.65      |                       |                |
| Workshop & Offices, Hubbway Business Centre |           | Bassington Lane      | Cramlington | NE23 8AD | 200        | 2152        | Not quoted | £4.65      |                       |                |
| Unit 11 Enterprise Court                    |           | Crosland Park        | Cramlington | NE23 9LZ | 139        | 1,500       | n/a        | £6.67      | 20/05/2014            | 205            |
|   |           |                      |             |          | 16111      | 173376      |            |            |                       |                |
| Office Unit                                 | 8         | Bridge Street        | Blyth       | NE24 1BL | 50         | 535         | Not quoted | £6.54      |                       |                |
| Ground and 1st, Brunel Building             |           | Regent Street        | Blyth       | NE24 1LT | 1230       | 13239       | Not quoted | £15.00     |                       |                |
| William Jones House                         |           | West Bridge Street   | Blyth       | NE24 1QY | 234        | 2,522       | n/a        | £3.95      | 26/11/2012            | 745            |
| Unit 40, Richard Stannard House             |           | Bridge Street        | Blyth       | NE24 2AG | 180        | 1,937       | n/a        | £8.00      | 08/11/2013            | 398            |
| Unit 42, Richard Stannard House             |           | Bridge Street        | Blyth       | NE24 2AG | 180        | 1,937       | n/a        | £8.00      | 08/11/2013            | 398            |
| Unit 36, Richard Stannard House             |           | Bridge Street        | Blyth       | NE24 2AG | 158        | 1,700       | n/a        | £8.00      | 08/11/2013            | 398            |
| Ground (part), Arms Everytne House          |           | Quay Road            | Blyth       | NE24 2AS | 26         | 276         | Not quoted | £12.50     |                       |                |
| Ground (part), Arms Everytne House          |           | Quay Road            | Blyth       | NE24 2AS | 29         | 307         | Not quoted | £12.50     |                       |                |
| Ground (part), Arms Everytne House          |           | Quay Road            | Blyth       | NE24 2AS | 34         | 368         | Not quoted | £12.50     |                       |                |
| Ground (part), Arms Everytne House          |           | Quay Road            | Blyth       | NE24 2AS | 35         | 378         | Not quoted | £12.50     |                       |                |
| Ground (part), Arms Everytne House          |           | Quay Road            | Blyth       | NE24 2AS | 54         | 583         | Not quoted | £12.50     |                       |                |
| 2nd (part) Arms Everytne House              |           | Quay Road            | Blyth       | NE24 2AS | 65         | 699         | Not quoted | £12.50     |                       |                |
| Ground (part) Arms Everytne House           |           | Quay Road            | Blyth       | NE24 2AS | 69         | 746         | Not quoted | £12.50     |                       |                |
| 2nd (part) Arms Everytne House              |           | Quay Road            | Blyth       | NE24 2AS | 219        | 2357        | Not quoted | £12.50     |                       |                |
| 1st (part) Arms Everytne House              |           | Quay Road            | Blyth       | NE24 2AS | 219        | 2357        | Not quoted | £12.50     |                       |                |
| Ground (part) Arms Everytne House           |           | Quay Road            | Blyth       | NE24 2AS | 278        | 2992        | Not quoted | £12.50     |                       |                |
| Unit 4a                                     | 4         | Ballast Hill         | Blyth       | NE24 2AU | 107        | 1151        | Not quoted | £3.33      |                       |                |



APPENDIX 5  
AVAILABLE OFFICE PREMISES

| Unit Description                   | Street No | Street Name        | Town        | Postcode | Total Sq M | Total Sq Ft | Sale Price | Rent Sq Ft | First Registered Date | Days on Market |
|------------------------------------|-----------|--------------------|-------------|----------|------------|-------------|------------|------------|-----------------------|----------------|
| Unit 6 Sextant House               |           | Freehold Street    | Blyth       | NE24 2BA | 92         | 990         | n/a        | £6.99      | 23/04/2012            | 962            |
| Unit 1 Sextant House               |           | Freehold Street    | Blyth       | NE24 2BA | 75         | 807         | n/a        | £7.00      | 23/04/2012            | 962            |
| Unit 4 Sextant House               |           | Freehold Street    | Blyth       | NE24 2BA | 91         | 980         | n/a        | £6.82      | 23/04/2012            | 962            |
| Unit 5 Sextant House               |           | Freehold Street    | Blyth       | NE24 2BA | 88         | 942         | n/a        | £7.00      | 23/04/2012            | 962            |
| 1st Bridge House                   |           | Percy Street       | Blyth       | NE24 2DF | 699        | 7521        | Not quoted | Not quoted |                       |                |
| 2nd Bridge House                   |           | Percy Street       | Blyth       | NE24 2DF | 703        | 7565        | Not quoted | Not quoted |                       |                |
| G01 Blyth Workspace                |           | Quay Road          | Blyth       | NE24 3AF | 67         | 721         |            | £16.39     |                       |                |
| G02 Blyth Workspace                |           | Quay Road          | Blyth       | NE24 3AF | 37         | 398         |            | £16.49     |                       |                |
| Ground and 1st Laverock Hall       |           | Laverock Hall Road | Blyth       | NE24 4HE | 138        | 1490        | Not quoted | £6.71      |                       |                |
|                                    |           |                    |             |          | 5157       | 55498       |            |            |                       |                |
| St Helens House                    |           | St Helens Street   | Corbridge   | NE45 5BE | 90         | 970         | n/a        | £4.64      | 15/10/2013            | 422            |
| Office 4 Corbridge Business Centre |           | Tinklers Bank      | Corbridge   | NE45 5SB | 26         | 280         | Not quoted | £25.73     |                       |                |
| Office 2 Corbridge Business Centre |           | Tinklers Bank      | Corbridge   | NE45 5SB | 35         | 377         | Not quoted | £28.83     |                       |                |
|                                    |           |                    |             |          | 151        | 1627        |            |            |                       |                |
| 3rd (part) Cookes Buildings        |           | Meal Market        | Hexham      | NE46 1NF | 13         | 142         | Not quoted | £21.12     |                       |                |
| 1st (part) Cookes Buildings        |           | Meal Market        | Hexham      | NE46 1NF | 18         | 195         | Not quoted | £21.53     |                       |                |
| Entire Building                    |           | Vine Terrace       | Hexham      | NE46 1NT | 98         | 1055        | Not quoted | £8.04      |                       |                |
| 1st Floor                          | 5         | Cattle Market      | Hexham      | NE46 1NJ | 146        | 1,568       | n/a        | £6.06      | 16/11/2009            | 1851           |
| Old Grammar School                 |           | Hallgate           | Hexham      | NE46 1XA | 387        | 4,167       | NQ         | n/a        | 11/10/2010            | 1522           |
| Units 4-8                          |           | Dipton Mill Road   | Hexham      | NE46 2JT | 313        | 3,369       | n/a        | £8.90      | 13/08/2014            | 120            |
|                                    | 8 - 9     | Market Place       | Hexham      | NE46 3PB | 216        | 2,324       | n/a        | £5.16      | 14/04/2011            | 1337           |
| Mallan House                       |           | Bridgend           | Hexham      | NE46 4DQ | 790        | 8,502       | n/a        | NQ         | 29/05/2014            | 196            |
| Boatside Business Centre           |           | Warden             | Hexham      | NE46 4SH | 112        | 1,201       | n/a        | £7.49      | 16/04/2014            | 239            |
| Beaufront Park                     |           | Anick Road         | Hexham      | NE46 4TU | 74         | 800         | Not quoted | £10.50     |                       |                |
| Phase 2, Beaufront Park            |           | Anick Road         | Hexham      | NE46 4TU | 1733       | 18651       | £0.65 m    | £10.50     |                       |                |
|                                    |           |                    |             |          | 3900       | 41974       |            |            |                       |                |
| Former Police Station              |           | Fountain View      | Bellingham  | NE48 2BS | 366        | 3,938       | NQ         | n/a        | 03/09/2014            | 99             |
|                                    |           |                    |             |          | 366        | 3938        |            |            |                       |                |
| Former Station Booking Office      |           | Station Road       | Haltwhistle | NE49 0AH | 59         | 637         | n/a        | NQ         | 26/09/2011            | 1172           |
| 1st Floor                          | 16        | Westgate           | Haltwhistle | NE49 9AF | 157        | 1,692       | n/a        | £3.07      | 23/05/2007            | 2759           |
|                                    |           |                    |             |          | 216        | 2329        |            |            |                       |                |
| Sanderson Arcade                   |           | Sanderson Arcade   | Morpeth     | NE61 1NS | 87         | 932         | n/a        | £10.30     | 18/06/2014            | 176            |
|                                    | 59a       | Bridge Street      | Morpeth     | NE61 1PQ | 282        | 3,034       | £350,000   | n/a        | 03/12/2013            | 373            |
|                                    | 5         | Oldgate            | Morpeth     | NE61 1PY | 165        | 1,775       | £279,950   | NQ         | 24/01/2014            | 321            |
| Unit/Suite- 4&5, Ground            |           | Telford Court      | Morpeth     | NE61 2DB | 124        | 1,330       | n/a        | £15.50     | 22/01/2013            | 688            |
| Unit 11                            |           | Telford Court      | Morpeth     | NE61 2DB | 87         | 936         | n/a        | £15.50     | 10/09/2014            | 92             |
| Unit/Suite- 8, Ground              |           | Telford Court      | Morpeth     | NE61 2DB | 62         | 665         | n/a        | £15.50     | 04/02/2010            | 1771           |
| Fulbeck Grange                     |           | Fulbeck            | Morpeth     | NE61 3JU | 3,716      | 40,000      | NQ         | n/a        | 11/04/2012            | 974            |
| St Marys Park                      |           | St Marys Lane      | Morpeth     | NE61 6BL | 1,159      | 12,480      | n/a        | NQ         | 29/04/2014            | 226            |
| Site B                             |           | Coopies Way        | Morpeth     | NE61 6JS | 284        | 3,054       | n/a        | NQ         | 03/11/2014            | 38             |
| Coopies Lane Industrial Estate     |           | Coopies Way        | Morpeth     | NE61 6JS | 284        | 3,054       | NQ         | n/a        | 03/11/2014            | 38             |
| Stanners Complex                   |           | Coopies Lane       | Morpeth     | NE61 6JT | 20         | 211         | n/a        | £3.99      | 04/12/2012            | 737            |



APPENDIX 5  
AVAILABLE OFFICE PREMISES

| Unit Description           | Street No | Street Name         | Town                 | Postcode | Total Sq M | Total Sq Ft | Sale Price | Rent Sq Ft | First Registered Date | Days on Market |
|----------------------------|-----------|---------------------|----------------------|----------|------------|-------------|------------|------------|-----------------------|----------------|
| Stanners Complex           |           | Coopies Lane        | Morpeth              | NE61 6JT | 13         | 142         | n/a        | £3.99      | 04/12/2012            | 737            |
| Stanners Complex           |           | Coopies Lane        | Morpeth              | NE61 6JT | 50         | 541         | n/a        | £3.99      | 04/12/2012            | 737            |
| Stanners Complex           |           | Coopies Lane        | Morpeth              | NE61 6JT | 6          | 69          | n/a        | £3.99      | 04/12/2012            | 737            |
| Stanners Complex           |           | Coopies Lane        | Morpeth              | NE61 6JT | 13         | 142         | n/a        | £3.99      | 04/12/2012            | 737            |
| Stanners Complex           |           | Coopies Lane        | Morpeth              | NE61 6JT | 7          | 80          | n/a        | £3.99      | 04/12/2012            | 737            |
| Stanners Complex           |           | Coopies Lane        | Morpeth              | NE61 6JT | 6          | 69          | n/a        | £3.99      | 06/03/2012            | 1010           |
|                            | Unit 1a   | Pegswood Ind Est    | Morpeth              | NE61 6RE | 46         | 495         |            | £7.88      |                       |                |
|                            |           |                     |                      |          | 6411       | 69009       |            |            |                       |                |
| 4                          | 4         | Esther Court        | Ashington            | NE63 8AP | 190        | 2,047       | £102,350   | n/a        | 12/07/2013            | 517            |
|                            | 5a        | Esther Court        | Ashington            | NE63 8AP | 92         | 992         | n/a        | £8.00      | 12/07/2013            | 517            |
| 2                          | 2         | Esther Court        | Ashington            | NE63 8AP | 240        | 2,584       | n/a        | £7.00      | 10/04/2014            | 245            |
|                            | 9         | Esther Court        | Ashington            | NE63 8AP | 247        | 2,655       | n/a        | £7.00      | 12/07/2013            | 517            |
|                            | 6         | Esther Court        | Ashington            | NE63 8AP | 317        | 3,411       | n/a        | £7.00      | 12/07/2013            | 517            |
| 17                         | 17        | High Market         | Ashington            | NE63 8NE | 278        | 2,992       | £190,000   | NQ         | 05/02/2014            | 309            |
| Unit/Suite- 27, 1st Floor  | 4         | Rotary Parkway      | Ashington            | NE63 8QZ | 81         | 875         | n/a        | NQ         | 29/10/2012            | 773            |
| Unit/Suite- 26, 1st Floor  | 4         | Rotary Parkway      | Ashington            | NE63 8QZ | 105        | 1,129       | n/a        | NQ         | 29/10/2012            | 773            |
| Unit/Suite- 23, 1st Floor  | 4         | Rotary Parkway      | Ashington            | NE63 8QZ | 26         | 277         | n/a        | NQ         | 29/10/2012            | 773            |
| Unit/Suite- 20, 1st Floor  | 4         | Rotary Parkway      | Ashington            | NE63 8QZ | 45         | 485         | n/a        | NQ         | 29/10/2012            | 773            |
| Unit/Suite- 18, 1st Floor  | 4         | Rotary Parkway      | Ashington            | NE63 8QZ | 26         | 277         | n/a        | NQ         | 29/10/2012            | 773            |
| Unit/Suite- 21, 1st Floor  | 4         | Rotary Parkway      | Ashington            | NE63 8QZ | 43         | 459         | n/a        | NQ         | 29/10/2012            | 773            |
| Unit/Suite- 14a, 1st Floor | 4         | Rotary Parkway      | Ashington            | NE63 8QZ | 237        | 2,555       | n/a        | NQ         | 29/10/2012            | 773            |
| Unit/Suite- 7, Ground      | 4         | Rotary Parkway      | Ashington            | NE63 8QZ | 48         | 515         | n/a        | NQ         | 29/10/2012            | 773            |
| Unit/Suite- 13, Ground     |           | Rotary Parkway      | Ashington            | NE63 8QZ | 99         | 1,070       | n/a        | NQ         | 08/08/2012            | 855            |
| Unit/Suite- 10, Ground     | 4         | Rotary Parkway      | Ashington            | NE63 8QZ | 51         | 550         | n/a        | NQ         | 07/09/2007            | 2652           |
| Unit/Suite- 28-34, Ground  |           | Rotary Parkway      | Ashington            | NE63 8QZ | 334        | 3,591       | n/a        | NQ         | 14/01/2013            | 696            |
| 1st Floor                  | 83        | Station Road        | Ashington            | NE63 8RS | 68         | 732         | n/a        | £6.01      | 07/10/2014            | 65             |
| 1st Floor, Ground          | 69        | Station Road        | Ashington            | NE63 8RS | 214        | 2,301       | n/a        | £5.22      | 21/07/2014            | 143            |
| Ground                     | 82        | Beatrice Street     | Ashington            | NE63 9BP | 56         | 607         | n/a        | £8.57      | 05/02/2014            | 309            |
| Reiverdale House           |           | Station Road        | Ashington            | NE63 9GH | 391        | 4,205       | n/a        | £8.50      | 08/04/2011            | 1343           |
|                            |           |                     |                      |          | 3188       | 34309       |            |            |                       |                |
| The Bungalow               |           | Woodhorn Road       | Newbiggin By The Sea | NE64 6HG | 113        | 1,215       | NQ         | n/a        | 17/10/2013            | 420            |
|                            |           |                     |                      |          | 113        | 1215        |            |            |                       |                |
|                            |           | Wagonway Road       | Alnwick              | NE66 1QL | 297        | 3,193       | £350,000   | n/a        | 01/04/2011            | 1350           |
| 1st                        | 56        | Bondgate Within     | Alnwick              | NE66 1JD | 91         | 981         | Not quoted | £6.12      |                       |                |
| 1st                        | 4         | Clayport Street     | Alnwick              | NE66 1JU | 30         | 328         | Not quoted | £9.15      |                       |                |
| 1st                        | 32-34     | Bondgate Within     | Alnwick              | NE66 1TD | 100        | 1076        | Not quoted | £3.71      |                       |                |
|                            | 24        | Bondgate Within     | Alnwick              | NE66 1TD | 124        | 1,330       | n/a        | £6.39      | 21/02/2014            | 293            |
| Sion Hall                  |           | St Michaels Lane    | Alnwick              | NE66 1TW | 595        | 6,400       | £120,000   | n/a        | 15/07/2014            | 149            |
| Units 1-3                  |           | Cawledge Business P | Alnwick              | NE66 2HT | 712        | 7,662       | £361,500   | n/a        | 26/07/2007            | 2695           |
| 6 Cawledge Business Park   |           | Hawthorn Close      | Alnwick              | NE66 2HT | 447        | 4,815       | n/a        | £10.00     | 26/07/2007            | 2695           |
| 5 Cawledge Business Park   |           | Hawthorn Close      | Alnwick              | NE66 2HT | 224        | 2,407       | £361,500   | n/a        | 25/06/2012            | 899            |
| 2 Cawledge Business Park   |           | Hawthorn Close      | Alnwick              | NE66 2HT | 224        | 2,407       | n/a        | £10.00     | 04/07/2012            | 890            |

APPENDIX 5  
AVAILABLE OFFICE PREMISES

| Unit Description                 | Street No | Street Name  | Town               | Postcode | Total Sq M | Total Sq Ft | Sale Price | Rent Sq Ft | First Registered Date | Days on Market |
|----------------------------------|-----------|--------------|--------------------|----------|------------|-------------|------------|------------|-----------------------|----------------|
|                                  |           |              |                    |          | 2844       | 30599       |            |            |                       |                |
|                                  | 57 - 59   | Marygate     | Berwick Upon Tweed | TD15 1AX | 120        | 1,293       | n/a        | £7.73      | 15/10/2012            | 787            |
| Norham House                     | 15        | Walkergate   | Berwick Upon Tweed | TD15 1DS | 266        | 2,863       | n/a        | £4.02      | 21/03/2013            | 630            |
|                                  | 11        | Wallace Grn  | Berwick Upon Tweed | TD15 1EB | 131        | 1,406       | £130,000   | n/a        | 10/06/2014            | 184            |
| Unit 9 The Chandlery             |           | Quayside     | Berwick Upon Tweed | TD15 1HE | 36         | 388         | n/a        | NQ         | 23/09/2014            | 79             |
| Unit 3&4 The Chandlery           |           | Quayside     | Berwick Upon Tweed | TD15 1HE | 113        | 1,216       | n/a        | £10.03     | 26/04/2013            | 594            |
| William Elder Building           | 56 - 58   | Castlegate   | Berwick Upon Tweed | TD15 1JT | 28         | 301         | n/a        | £6.44      | 14/06/2011            | 1276           |
| William Elder Building           | 56 - 58   | Castlegate   | Berwick Upon Tweed | TD15 1JT | 11         | 118         |            | £9.02      |                       |                |
| William Elder Building           | 56 - 58   | Castlegate   | Berwick Upon Tweed | TD15 1JT | 29         | 312         |            | £8.86      |                       |                |
| Unit 12a Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 12b                         |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 12c Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 12d Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 12e Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 12f Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 12g Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 12h Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 17a Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 17b Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 25/02/2011            | 1385           |
| Unit 17c Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 25/02/2011            | 1385           |
| Unit 17d Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 93         | 1,000       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 17e Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 17f Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 17g Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 17h Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 17ia Ramparts Business Park |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 192        | 2,070       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 17ib Ramparts Business Park |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 218        | 2,342       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 17j Ramparts Business Park  |           | North Road   | Berwick Tweed      | TD15 1UN | 418        | 4,500       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 17k Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 17l Ramparts Business Park  |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 209        | 2,250       | NQ         | n/a        | 04/04/2008            | 2442           |
| Unit 7a Ramparts Business Park   |           | North Road   | Berwick Upon Tweed | TD15 1UN | 488        | 5,250       | n/a        | NQ         | 21/06/2012            | 903            |
| Unit 7b Ramparts Business Park   |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 936        | 10,070      | n/a        | NQ         | 21/06/2012            | 903            |
| Unit 7c Ramparts Business Park   |           | Windmill Way | Berwick Upon Tweed | TD15 1UN | 488        | 5,250       | n/a        | NQ         | 21/06/2012            | 903            |
| Unit 10D                         |           | North Road   | Berwick-upon-Tweed | TD15 1UN | 97         | 1044        | Not quoted | £5.75      |                       |                |
|                                  |           |              |                    |          | 7217       | 77673       |            |            |                       |                |
|                                  |           |              |                    |          | 47728      | 513664      |            |            |                       |                |

APPENDIX 4  
INDUSTRIAL DEALS

| Building                                  | Street              | Town        | Postcode | Size sq m | Size sq ft | Deal Type     | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|---|---------------------|-------------|----------|-----------|------------|---------------|------------|----------------|-----------------------------|----------------|
| 8-9 Meadowfield Industrial Estate         |                     | Ponteland   | NE20 9SD | 3,269     | 35,191     | Letting       | 01/01/2006 | 324            | Not disclosed               | n/a            |
|   |                     |             |          | 3,269     | 35,191     |               |            |                |                             |                |
| Unit 1-9 Barrington Industrial Estate     | Longridge Court     | Bedlington  | NE22 7DF | 230       | 2,476      | Letting       | 09/11/2009 | 710            | 2.02                        | n/a            |
| Unit 1-9 Barrington Industrial Estate     | Longridge Court     | Bedlington  | NE22 7DF | 93        | 1,000      | Letting       | 10/05/2009 | 1              | 4.5                         | n/a            |
| Unit 1-9 Barrington Industrial Estate     | Longridge Court     | Bedlington  | NE22 7DF | 93        | 1,000      | Letting       | 16/01/2009 | 227            | 4.5                         | n/a            |
| Unit 1-9 Barrington Industrial Estate     | Longridge Court     | Bedlington  | NE22 7DF | 186       | 2,000      | Letting       | 23/09/2008 | 217            | 4.25                        | n/a            |
| Unit 1-9 Barrington Industrial Estate     | Longridge Court     | Bedlington  | NE22 7DF | 93        | 1,000      | Letting       | 01/10/2007 | 74             | Not disclosed               | n/a            |
| Unit 1-9 Barrington Industrial Estate     | Longridge Court     | Bedlington  | NE22 7DF | 93        | 1,000      | Letting       | 01/09/2007 | 44             | Not disclosed               | n/a            |
| Unit 1-9 Barrington Industrial Estate     | Longridge Court     | Bedlington  | NE22 7DF | 186       | 2,000      | Letting       | 01/12/2005 | Not disclosed  | Not disclosed               | n/a            |
| Unit 1-9 Barrington Industrial Estate     | Longridge Court     | Bedlington  | NE22 7DF | 93        | 1,000      | Letting       | 01/05/2014 | 349            | Not disclosed               | n/a            |
| Unit 1-9 Barrington Industrial Estate     | Longridge Court     | Bedlington  | NE22 7DF | 93        | 1,000      | Letting       | 22/10/2012 | 411            | Not disclosed               | n/a            |
| Unit 1-9 Barrington Industrial Estate     | Longridge Court     | Bedlington  | NE22 7DF | 93        | 1,000      | Letting       | 12/09/2011 | 1516           | Not disclosed               | n/a            |
| Unit 1-9 Barrington Industrial Estate     | Longridge Court     | Bedlington  | NE22 7DF | 93        | 1,000      | Letting       | 19/08/2011 | 421            | Not disclosed               | n/a            |
| Unit 1-9 Barrington Industrial Estate     | Longridge Court     | Bedlington  | NE22 7DF | 93        | 1,000      | Letting       | 18/04/2011 | Not disclosed  | 9                           | n/a            |
| Unit 1-3 Barrington Industrial Estate     | Stephenson Court    | Bedlington  | NE22 7DQ | 93        | 1,000      | Letting       | 14/01/2008 | 45             | 5                           | n/a            |
| Unit 1-3 Barrington Industrial Estate     | Stephenson Court    | Bedlington  | NE22 7DQ | 234       | 2,520      | Letting       | 12/11/2007 | 116            | Not disclosed               | n/a            |
| Unit 1-3 Barrington Industrial Estate     | Stephenson Court    | Bedlington  | NE22 7DQ | 93        | 1,000      | Letting       | 12/11/2007 | 5              | Not disclosed               | n/a            |
| Unit 1-3 Barrington Industrial Estate     | Stephenson Court    | Bedlington  | NE22 7DQ | 234       | 2,520      | Letting       | 01/09/2007 | 206            | Not disclosed               | n/a            |
| Unit 1-3 Barrington Industrial Estate     | Stephenson Court    | Bedlington  | NE22 7DQ | 234       | 2,520      | Letting       | 01/10/2005 | 93             | Not disclosed               | n/a            |
| Unit 1-3 Barrington Industrial Estate     | Stephenson Court    | Bedlington  | NE22 7DQ | 234       | 2,520      | Letting       | 01/10/2005 | 93             | Not disclosed               | n/a            |
| Unit 7-15 Barrington Industrial Estate    | Stephenson Court    | Bedlington  | NE22 7DQ | 112       | 1,207      | Letting       | 01/10/2014 | 1061           | Not disclosed               | n/a            |
| Unit 1-3 Barrington Industrial Estate     | Stephenson Court    | Bedlington  | NE22 7DQ | 230       | 2,476      | Letting       | 22/10/2012 | 1131           | 4.04                        | n/a            |
| Unit 1-3 Barrington Industrial Estate     | Stephenson Court    | Bedlington  | NE22 7DQ | 234       | 2,520      | Letting       | 31/10/2011 | 1306           | 2.98                        | n/a            |
| Unit 1-3 Barrington Industrial Estate     | Stephenson Court    | Bedlington  | NE22 7DQ | 230       | 2,476      | Letting       | 02/06/2011 | 623            | 3.84                        | n/a            |
|   |                     |             |          | 3,367     | 36,235     |               |            |                |                             |                |
| Nelson Industrial Estate                  | 1 Arcot Court       | Cramlington | NE23 1BB | 1,394     | 15,000     | Freehold Sold | 01/10/2005 | Not disclosed  | n/a                         | 825,000        |
| Nelson Industrial Estate                  | 5 Arcot Court       | Cramlington | NE23 1BB | 418       | 4,500      | Freehold Sold | 01/10/2005 | Not disclosed  | n/a                         | 247,500        |
| Nelson Industrial Estate                  | 6 Arcot Court       | Cramlington | NE23 1BB | 418       | 4,500      | Freehold Sold | 01/10/2005 | Not disclosed  | n/a                         | 247,500        |
| Nelson Industrial Estate                  | 3 Arcot Court       | Cramlington | NE23 1BB | 465       | 5,000      | Freehold Sold | 01/05/2005 | Not disclosed  | n/a                         | Not disclosed  |
| Nelson Industrial Estate                  | 9 Arcot Court       | Cramlington | NE23 1BB | 372       | 4,000      | Freehold Sold | 01/05/2005 | Not disclosed  | n/a                         | Not disclosed  |
| 4 Nelson Industrial Estate                | 4 Arcot Court       | Cramlington | NE23 1BB | 571       | 6,142      | Letting       | 01/09/2006 | Not disclosed  | 4.25                        | n/a            |
| Nelson Industrial Estate                  | 8 Arcot Court       | Cramlington | NE23 1BB | 465       | 5,000      | Letting       | 01/10/2005 | Not disclosed  | 4.2                         | n/a            |
| Nelson Industrial Estate                  | 2 Arcot Court       | Cramlington | NE23 1BB | 2,044     | 22,000     | Letting       | 01/04/2005 | Not disclosed  | 4.5                         | n/a            |
| Former Emc Unit Nelson Park               | Nelson Way          | Cramlington | NE23 1EB | 7,296     | 78,533     | Freehold Sold | 03/07/2012 | Not disclosed  | n/a                         | Not disclosed  |
| 36 Nelson Park East                       | Nelson Way          | Cramlington | NE23 1JR | 7,555     | 81,324     | Letting       | 03/11/2008 | 780            | Not disclosed               | n/a            |
| Units 10-12 Enterprise Court              | Crosland Park       | Cramlington | NE23 1LZ | 139       | 1,500      | Letting       | 09/12/2008 | 332            | Not disclosed               | n/a            |
| Unit 4a-4b North Nelson Industrial Estate | Atley Way           | Cramlington | NE23 1WA | 209       | 2,250      | Freehold Sold | 01/05/2009 | 461            | n/a                         | 160,000        |
| 7 Atley Business Park                     | Atley Business Park | Cramlington | NE23 1WA | 110       | 1,180      | Freehold Sold | 01/01/2008 | 343            | n/a                         | Not disclosed  |
| 8-19 Atley Business Park                  | Atley Way           | Cramlington | NE23 1WA | 124       | 1,335      | Freehold Sold | 28/02/2012 | 676            | n/a                         | 101,000        |
| 8-19 Atley Business Park                  | Atley Way           | Cramlington | NE23 1WA | 124       | 1,335      | Freehold Sold | 10/06/2011 | 413            | n/a                         | 101,000        |
| 8-19 Atley Business Park                  | Atley Way           | Cramlington | NE23 1WA | 124       | 1,335      | Freehold Sold | 20/05/2011 | 392            | n/a                         | 98,500         |
| 8-19 Atley Business Park                  | Atley Way           | Cramlington | NE23 1WA | 124       | 1,335      | Freehold Sold | 10/11/2010 | 201            | n/a                         | 101,000        |
| Units 1a-1d Nelson Park Industrial Estate | Atley Way           | Cramlington | NE23 1WA | 201       | 2,167      | Letting       | 30/11/2009 | 762            | 6                           | n/a            |
| Units 1a-1d Nelson Park Industrial Estate | Atley Way           | Cramlington | NE23 1WA | 201       | 2,167      | Letting       | 30/11/2009 | 614            | 6                           | n/a            |
| Units 1a-1d Nelson Park Industrial Estate | Atley Way           | Cramlington | NE23 1WA | 99        | 1,063      | Letting       | 30/11/2009 | 614            | 4.84                        | n/a            |
| Units 1a-1d Nelson Park Industrial Estate | Atley Way           | Cramlington | NE23 1WA | 99        | 1,063      | Letting       | 30/11/2009 | 591            | 6.65                        | n/a            |
| Units 1a-1d Nelson Park Industrial Estate | Atley Way           | Cramlington | NE23 1WA | 201       | 2,167      | Letting       | 30/11/2009 | 591            | 6                           | n/a            |
| Units 2a-2d Nelson Park Industrial Estate | Poplar Court        | Cramlington | NE23 1WA | 210       | 2,258      | Letting       | 01/11/2009 | 26             | 2.54                        | n/a            |
| Units 2a-2d Nelson Park Industrial Estate | Poplar Court        | Cramlington | NE23 1WA | 210       | 2,258      | Letting       | 01/11/2009 | 278            | 5.1                         | n/a            |
| Units 2a-2d Nelson Park Industrial Estate | Poplar Court        | Cramlington | NE23 1WA | 250       | 2,690      | Letting       | 08/05/2009 | 17             | 2.55                        | n/a            |
| 13a-13d Nelson Park Industrial Estate     | Atley Way           | Cramlington | NE23 1WA | 140       | 1,507      | Letting       | 01/11/2008 | 220            | 4.5                         | n/a            |
| Units 2a-2d Nelson Park Industrial Estate | Poplar Court        | Cramlington | NE23 1WA | 250       | 2,690      | Letting       | 01/10/2008 | 189            | 5.11                        | n/a            |
| 14a-14e Nelson Park Industrial Estate     | Atley Way           | Cramlington | NE23 1WA | 139       | 1,497      | Letting       | 01/10/2008 | 105            | 4.54                        | n/a            |
| Units 2a-2d Nelson Park Industrial Estate | Poplar Court        | Cramlington | NE23 1WA | 158       | 1,706      | Letting       | 01/09/2008 | 159            | 5.41                        | n/a            |

APPENDIX 4  
INDUSTRIAL DEALS

| Building                                    | Street                               | Town        | Postcode | Size sq m | Size sq ft | Deal Type           | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|---|--------------------------------------|-------------|----------|-----------|------------|---------------------|------------|----------------|-----------------------------|----------------|
| Units 2a-2d Nelson Park Industrial Estate   | Poplar Court                         | Cramlington | NE23 1WA | 210       | 2,258      | Letting             | 07/04/2008 | 160            | 6.06                        | n/a            |
| Units 2a-2d Nelson Park Industrial Estate   | Poplar Court                         | Cramlington | NE23 1WA | 210       | 2,258      | Letting             | 01/04/2008 | Not disclosed  | 5.22                        | n/a            |
| Unit 13a-13e North Nelson Industrial Estate | Atley Way                            | Cramlington | NE23 1WA | 140       | 1,507      | Letting             | 01/03/2008 | 44             | Not disclosed               | n/a            |
| Unit 13a-13e North Nelson Industrial Estate | Atley Way                            | Cramlington | NE23 1WA | 230       | 2,476      | Letting             | 01/03/2008 | 44             | Not disclosed               | n/a            |
| 4a-4b Nelson Park Industrial Estate         | Poplar Way                           | Cramlington | NE23 1WA | 350       | 3,769      | Letting             | 01/03/2008 | 469            | 4.68                        | n/a            |
| Units 1a-1d Nelson Park Industrial Estate   | Atley Way                            | Cramlington | NE23 1WA | 99        | 1,063      | Letting             | 01/03/2008 | 44             | 5.56                        | n/a            |
| 14a-14e Nelson Park Industrial Estate       | Atley Way                            | Cramlington | NE23 1WA | 225       | 2,421      | Letting             | 25/09/2007 | 314            | Not disclosed               | n/a            |
| Unit 12 North Nelson Industrial Estate      | Atley Way                            | Cramlington | NE23 1WA | 1,280     | 13,777     | Letting             | 25/09/2007 | 314            | Not disclosed               | n/a            |
| Units 2a-2d Nelson Park Industrial Estate   | Poplar Court                         | Cramlington | NE23 1WA | 158       | 1,706      | Letting             | 25/09/2007 | 311            | Not disclosed               | n/a            |
| 14a-14e Nelson Park Industrial Estate       | Atley Way                            | Cramlington | NE23 1WA | 139       | 1,500      | Letting             | 25/09/2007 | 314            | Not disclosed               | n/a            |
| Units 2a-2d Nelson Park Industrial Estate   | Poplar Court                         | Cramlington | NE23 1WA | 250       | 2,690      | Letting             | 25/09/2007 | 311            | Not disclosed               | n/a            |
| Unit 3a-3c Poplar Court                     | Poplar Way                           | Cramlington | NE23 1WA | 133       | 1,433      | Letting             | 25/09/2007 | 311            | Not disclosed               | n/a            |
| 2a-2b Atley Business Park                   | Atley Way                            | Cramlington | NE23 1WA | 93        | 1,000      | Letting             | 01/09/2007 | 221            | Not disclosed               | n/a            |
| 2a-2b Atley Business Park                   | Atley Way                            | Cramlington | NE23 1WA | 93        | 1,000      | Letting             | 01/09/2007 | 221            | Not disclosed               | n/a            |
| Units 2a-2d Nelson Park Industrial Estate   | Poplar Court                         | Cramlington | NE23 1WA | 250       | 2,690      | Letting             | 30/04/2007 | 163            | 4.81                        | n/a            |
| Units 1a-1d Nelson Park Industrial Estate   | Atley Way                            | Cramlington | NE23 1WA | 201       | 2,167      | Letting             | 01/03/2007 | 103            | 4.91                        | n/a            |
| Units 2a-2d Nelson Park Industrial Estate   | Poplar Court                         | Cramlington | NE23 1WA | 158       | 1,706      | Letting             | 01/10/2014 | 266            | Not disclosed               | n/a            |
| 4a-4b Nelson Park Industrial Estate         | Poplar Way                           | Cramlington | NE23 1WA | 350       | 3,769      | Letting             | 17/10/2013 | 728            | Not disclosed               | n/a            |
| Unit 13a-13e North Nelson Industrial Estate | Atley Way                            | Cramlington | NE23 1WA | 140       | 1,507      | Letting             | 01/06/2013 | 1502           | Not disclosed               | n/a            |
| 14a-14e Nelson Park Industrial Estate       | Atley Way                            | Cramlington | NE23 1WA | 139       | 1,497      | Letting             | 07/05/2013 | 299            | Not disclosed               | n/a            |
| Unit 13a-13e North Nelson Industrial Estate | Atley Way                            | Cramlington | NE23 1WA | 230       | 2,476      | Letting             | 02/10/2012 | Not disclosed  | Not disclosed               | n/a            |
| Units 2a-2d Nelson Park Industrial Estate   | Poplar Court                         | Cramlington | NE23 1WA | 250       | 2,690      | Letting             | 01/09/2012 | Not disclosed  | Not disclosed               | n/a            |
| Units 2a-2d Nelson Park Industrial Estate   | Poplar Court                         | Cramlington | NE23 1WA | 250       | 2,690      | Letting             | 01/09/2012 | 638            | Not disclosed               | n/a            |
| 14a-14e Nelson Park Industrial Estate       | Atley Way                            | Cramlington | NE23 1WA | 139       | 1,500      | Letting             | 18/08/2012 | 303            | Not disclosed               | n/a            |
| Units 2a-2d Nelson Park Industrial Estate   | Poplar Court                         | Cramlington | NE23 1WA | 158       | 1,706      | Letting             | 07/07/2012 | 204            | Not disclosed               | n/a            |
| Unit 13a-13e North Nelson Industrial Estate | Atley Way                            | Cramlington | NE23 1WA | 225       | 2,425      | Letting             | 01/03/2012 | 223            | Not disclosed               | n/a            |
| Unit 3a-3c Poplar Court                     | Poplar Way                           | Cramlington | NE23 1WA | 179       | 1,928      | Letting             | 01/11/2011 | 12             | Not disclosed               | n/a            |
| 14a-14e Nelson Park Industrial Estate       | Atley Way                            | Cramlington | NE23 1WA | 139       | 1,500      | Letting             | 01/07/2011 | 255            | Not disclosed               | n/a            |
| Units 2a-2d Nelson Park Industrial Estate   | Poplar Court                         | Cramlington | NE23 1WA | 158       | 1,706      | Letting             | 23/05/2011 | 640            | Not disclosed               | n/a            |
| Unit 3a-3c Poplar Court                     | Poplar Way                           | Cramlington | NE23 1WA | 179       | 1,928      | Letting             | 01/04/2011 | 1101           | Not disclosed               | n/a            |
| Unit 13a-13e North Nelson Industrial Estate | Atley Way                            | Cramlington | NE23 1WA | 140       | 1,507      | Letting             | 14/10/2010 | Not disclosed  | Not disclosed               | n/a            |
| Unit 3a-3c Poplar Court                     | Poplar Way                           | Cramlington | NE23 1WA | 133       | 1,433      | Letting             | 24/06/2010 | 513            | 5.41                        | n/a            |
| Unit 13a-13e North Nelson Industrial Estate | Atley Way                            | Cramlington | NE23 1WA | 140       | 1,507      | Letting             | 01/06/2010 | 452            | Not disclosed               | n/a            |
| 13a-13d Nelson Park Industrial Estate       | Atley Way                            | Cramlington | NE23 1WA | 140       | 1,507      | Letting             | 04/03/2010 | 708            | 4.47                        | n/a            |
| Unit 4a-4b North Nelson Industrial Estate   | Atley Way                            | Cramlington | NE23 1WA | 209       | 2,250      | Long Leasehold Sold | 01/05/2009 | 461            | n/a                         | 160,000        |
| Unit 74                                     | Colbourne Avenue                     | Cramlington | NE23 1WB | 982       | 10,567     | Letting             | 01/05/2008 | 16             | Not disclosed               | n/a            |
| Unit 60c                                    | Colbourne Crescent                   | Cramlington | NE23 1WB | 156       | 1,675      | Letting             | 25/01/2008 | 64             | Not disclosed               | n/a            |
| Unit 59b                                    | Colbourne Crescent                   | Cramlington | NE23 1WB | 103       | 1,110      | Letting             | 01/12/2007 | 9              | Not disclosed               | n/a            |
| Unit 42                                     | Colbourne Crescent                   | Cramlington | NE23 1WB | 1,015     | 10,926     | Letting             | 21/11/2007 | 27             | Not disclosed               | n/a            |
| 59d Nelson Park                             | Colbourne Crescent                   | Cramlington | NE23 1WB | 53        | 570        | Letting             | 21/11/2007 | 146            | Not disclosed               | n/a            |
| 59g Nelson Park                             | Colbourne Crescent                   | Cramlington | NE23 1WB | 103       | 1,110      | Letting             | 21/11/2007 | 146            | Not disclosed               | n/a            |
| Unit 46 Nelson Park Industrial Estate       | Colbourne Crescent                   | Cramlington | NE23 1WB | 266       | 2,864      | Letting             | 01/06/2007 | Not disclosed  | Not disclosed               | n/a            |
| Unit 42                                     | Colbourne Crescent                   | Cramlington | NE23 1WB | 1,015     | 10,925     | Letting             | 01/06/2007 | 373            | Not disclosed               | n/a            |
| 54b Nelson Park                             | Colbourne Crescent                   | Cramlington | NE23 1WB | 156       | 1,679      | Letting             | 01/06/2007 | Not disclosed  | Not disclosed               | n/a            |
| Nelson Park Industrial Estate               | Colbourne Crescent                   | Cramlington | NE23 1WB | 1,338     | 14,402     | Letting             | 01/10/2006 | 383            | Not disclosed               | n/a            |
| Unit 44 Nelson Park Industrial Estate       | Colbourne Crescent                   | Cramlington | NE23 1WB | 1,865     | 20,077     | Letting             | 23/06/2014 | Not disclosed  | 4.98                        | n/a            |
| Units 41a-41b Nelson Park Industrial Estate | Colbourne Crescent                   | Cramlington | NE23 1WB | 597       | 6,428      | Letting             | 01/11/2013 | 941            | 4.36                        | n/a            |
| Units 41a-41b Nelson Park Industrial Estate | Colbourne Crescent                   | Cramlington | NE23 1WB | 602       | 6,484      | Letting             | 15/02/2013 | 682            | 4.13                        | n/a            |
| Unit 46 Nelson Park Industrial Estate       | Colbourne Crescent                   | Cramlington | NE23 1WB | 3,692     | 39,741     | Letting             | 14/06/2011 | 104            | Not disclosed               | n/a            |
| Unit 45 Nelson Park Industrial Estate       | Nelson Park Industrial Estate Avenue | Cramlington | NE23 1WD | 6,100     | 65,659     | Letting             | 01/04/2006 | Not disclosed  | 2.82                        | n/a            |
| Units 1-4 Nelson Park Networkcentre         | Colbourne Avenue                     | Cramlington | NE23 1WD | 304       | 3,270      | Letting             | 15/09/2014 | 472            | 4.5                         | n/a            |
| Unit 45 Nelson Park Industrial Estate       | Nelson Park Industrial Estate Avenue | Cramlington | NE23 1WD | 3,415     | 36,758     | Letting             | 17/10/2013 | 481            | Not disclosed               | n/a            |
| Unit 45 Nelson Park Industrial Estate       | Nelson Park Industrial Estate Avenue | Cramlington | NE23 1WD | 2,660     | 28,632     | Letting             | 10/05/2013 | Not disclosed  | Not disclosed               | n/a            |
| 24a-24c Nelson Park Industrial Estate       | Moorland Way                         | Cramlington | NE23 1WE | 539       | 5,800      | Freehold Sold       | 29/02/2008 | 860            | n/a                         | 250,000        |

APPENDIX 4  
INDUSTRIAL DEALS

| Building                                      | Street       | Town        | Postcode | Size sq m | Size sq ft | Deal Type     | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|---|--------------|-------------|----------|-----------|------------|---------------|------------|----------------|-----------------------------|----------------|
| Unit 25 Nelson Park Industrial Estate         | Moorland Way | Cramlington | NE23 1WE | 1,400     | 15,069     | Freehold Sold | 06/07/2012 | Not disclosed  | n/a                         | Not disclosed  |
| Units 15a-15c Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 152       | 1,638      | Letting       | 23/10/2009 | 345            | 2.7                         | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 56        | 603        | Letting       | 01/02/2009 | 81             | 6.52                        | n/a            |
| 24a-24c Nelson Park Industrial Estate         | Moorland Way | Cramlington | NE23 1WE | 465       | 5,005      | Letting       | 01/10/2008 | Not disclosed  | 4.3                         | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 56        | 603        | Letting       | 01/09/2008 | 159            | 6.52                        | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 56        | 600        | Letting       | 29/05/2008 | 215            | 7.28                        | n/a            |
| Unit 8a                                       | Moorland Way | Cramlington | NE23 1WE | 149       | 1,604      | Letting       | 05/05/2008 | 24             | 7.2                         | n/a            |
| Units 15a-15c Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 111       | 1,200      | Letting       | 01/03/2008 | 472            | 5.8                         | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 56        | 603        | Letting       | 01/03/2008 | 126            | 6.46                        | n/a            |
| Units 17a-17f Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 93        | 1,001      | Letting       | 01/03/2008 | 126            | 5.14                        | n/a            |
| 35 Nelson Park Industrial Estate              | Moorland Way | Cramlington | NE23 1WE | 925       | 9,962      | Letting       | 31/01/2008 | 230            | 4.17                        | n/a            |
| 75 Nelson Park                                | Moorland Way | Cramlington | NE23 1WE | 1,484     | 15,972     | Letting       | 03/01/2008 | 211            | Not disclosed               | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 56        | 603        | Letting       | 01/01/2008 | Not disclosed  | 6.59                        | n/a            |
| 24a-24c Nelson Park Industrial Estate         | Moorland Way | Cramlington | NE23 1WE | 468       | 5,036      | Letting       | 13/11/2007 | 363            | Not disclosed               | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 56        | 603        | Letting       | 13/11/2007 | 363            | Not disclosed               | n/a            |
| Unit 26                                       | Moorland Way | Cramlington | NE23 1WE | 1,396     | 15,026     | Letting       | 12/11/2007 | 362            | Not disclosed               | n/a            |
| Units 17a-17f Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 93        | 1,001      | Letting       | 12/11/2007 | 362            | Not disclosed               | n/a            |
| Units 33a - 33d Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 507       | 5,462      | Letting       | 12/11/2007 | 362            | Not disclosed               | n/a            |
| Units 33a - 33d Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 507       | 5,462      | Letting       | 01/10/2007 | Not disclosed  | 4.46                        | n/a            |
| Unit 25 Nelson Park Industrial Estate         | Moorland Way | Cramlington | NE23 1WE | 1,396     | 15,026     | Letting       | 01/10/2007 | Not disclosed  | 3.8                         | n/a            |
| Units 16a-16f Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 151       | 1,630      | Letting       | 01/09/2014 | 573            | Not disclosed               | n/a            |
| Units 16a-16f Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 111       | 1,190      | Letting       | 01/09/2014 | 2043           | Not disclosed               | n/a            |
| Units 17a-17f Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 93        | 999        | Letting       | 01/09/2014 | 268            | Not disclosed               | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 52        | 565        | Letting       | 15/08/2014 | 112            | Not disclosed               | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 56        | 600        | Letting       | 01/03/2014 | 115            | Not disclosed               | n/a            |
| Units 33a - 33d Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 253       | 2,719      | Letting       | 01/02/2014 | 49             | Not disclosed               | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 56        | 603        | Letting       | 09/12/2013 | 33             | Not disclosed               | n/a            |
| 24a-24c Nelson Park Industrial Estate         | Moorland Way | Cramlington | NE23 1WE | 464       | 4,995      | Letting       | 02/12/2013 | 195            | Not disclosed               | n/a            |
| Units 23a - 23g Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 69        | 743        | Letting       | 01/12/2013 | Not disclosed  | Not disclosed               | n/a            |
| Units 15a-15c Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 152       | 1,638      | Letting       | 01/10/2013 | 285            | Not disclosed               | n/a            |
| Units 17a-17f Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 93        | 1,001      | Letting       | 06/09/2013 | 260            | Not disclosed               | n/a            |
| Units 17a-17f Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 93        | 999        | Letting       | 22/07/2013 | 62             | Not disclosed               | n/a            |
| Units 23a - 23g Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 138       | 1,488      | Letting       | 01/07/2013 | 131            | Not disclosed               | n/a            |
| Units 17a-17f Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 93        | 1,001      | Letting       | 03/06/2013 | 13             | Not disclosed               | n/a            |
| Units 33a - 33d Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 383       | 4,119      | Letting       | 22/04/2013 | 123            | Not disclosed               | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 56        | 603        | Letting       | 01/03/2013 | 71             | Not disclosed               | n/a            |
| Units 23a - 23g Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 69        | 738        | Letting       | 01/02/2013 | 43             | Not disclosed               | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 56        | 603        | Letting       | 12/01/2013 | 23             | Not disclosed               | n/a            |
| Units 22a-22c Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 149       | 1,604      | Letting       | 02/10/2012 | 346            | Not disclosed               | n/a            |
| Units 33a - 33d Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 383       | 4,119      | Letting       | 12/06/2012 | 34             | Not disclosed               | n/a            |
| Units 35 Nelson Park Industrial Estate        | Moorland Way | Cramlington | NE23 1WE | 1,081     | 11,632     | Letting       | 02/06/2012 | 247            | Not disclosed               | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 56        | 603        | Letting       | 01/06/2012 | 99             | Not disclosed               | n/a            |
| Units 23a - 23g Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 69        | 738        | Letting       | 01/05/2012 | 409            | Not disclosed               | n/a            |
| Unit 27 Nelson Industrial Estate              | Moorland Way | Cramlington | NE23 1WE | 1,129     | 12,157     | Letting       | 27/04/2012 | 1507           | Not disclosed               | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 52        | 565        | Letting       | 02/04/2012 | 955            | Not disclosed               | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 56        | 603        | Letting       | 01/03/2012 | 1129           | Not disclosed               | n/a            |
| Units 22a-22c Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 223       | 2,400      | Letting       | 01/12/2011 | 40             | Not disclosed               | n/a            |
| Units 17a-17f Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 93        | 1,001      | Letting       | 01/10/2011 | 394            | Not disclosed               | n/a            |
| Units 17a-17f Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 93        | 999        | Letting       | 01/09/2011 | 1023           | Not disclosed               | n/a            |
| Units 33a - 33d Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 383       | 4,119      | Letting       | 25/07/2011 | 128            | Not disclosed               | n/a            |
| Units 33a - 33d Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 252       | 2,713      | Letting       | 28/06/2011 | 283            | Not disclosed               | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 56        | 603        | Letting       | 15/06/2011 | 869            | Not disclosed               | n/a            |
| Units 18a - 18h Nelson Park Industrial Estate | Moorland Way | Cramlington | NE23 1WE | 56        | 603        | Letting       | 01/05/2011 | 740            | Not disclosed               | n/a            |
| Units 15a-15c Nelson Park Industrial Estate   | Moorland Way | Cramlington | NE23 1WE | 111       | 1,200      | Letting       | 15/11/2010 | 733            | Not disclosed               | n/a            |



APPENDIX 4  
INDUSTRIAL DEALS

| Building                                      | Street            | Town        | Postcode | Size sq m | Size sq ft | Deal Type           | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|---|-------------------|-------------|----------|-----------|------------|---------------------|------------|----------------|-----------------------------|----------------|
| 24a-24c Nelson Park Industrial Estate         | Moorland Way      | Cramlington | NE23 1WE | 468       | 5,036      | Letting             | 10/11/2010 | 1028           | 4.37                        | n/a            |
| Units 16a-16f Nelson Park Industrial Estate   | Moorland Way      | Cramlington | NE23 1WE | 76        | 815        | Letting             | 01/11/2010 | 264            | Not disclosed               | n/a            |
| Units 16a-16f Nelson Park Industrial Estate   | Moorland Way      | Cramlington | NE23 1WE | 111       | 1,190      | Letting             | 30/06/2010 | 519            | Not disclosed               | n/a            |
| Units 33a - 33d Nelson Park Industrial Estate | Moorland Way      | Cramlington | NE23 1WE | 383       | 4,119      | Letting             | 14/05/2010 | 43             | 4.4                         | n/a            |
| Units 8-10 South Nelson Industrial Estate     | Trafalgar Court   | Cramlington | NE23 1WF | 474       | 5,105      | Freehold Sold       | 10/08/2011 | 481            | n/a                         | 85,000         |
| Nelson South Industrial Estate                | Nelson Road       | Cramlington | NE23 1WF | 3,252     | 35,000     | Investment Sold     | 16/08/2002 | Not disclosed  | n/a                         | Not disclosed  |
| Unit 55 A-H South Nelson Industrial Park      | South Nelson Road | Cramlington | NE23 1WF | 103       | 1,109      | Letting             | 30/11/2009 | Not disclosed  | 6.49                        | n/a            |
| 58b   | South Nelson Road | Cramlington | NE23 1WF | 234       | 2,520      | Letting             | 30/11/2009 | 179            | 5.42                        | n/a            |
| Unit 56 A-D South Nelson Industrial Park      | South Nelson Road | Cramlington | NE23 1WF | 156       | 1,679      | Letting             | 30/11/2009 | Not disclosed  | 5.47                        | n/a            |
| Unit 55 A-H South Nelson Industrial Park      | South Nelson Road | Cramlington | NE23 1WF | 103       | 1,109      | Letting             | 03/11/2009 | 152            | 7.4                         | n/a            |
| Rhodes Court                                  | South Nelson Road | Cramlington | NE23 1WF | 994       | 10,699     | Letting             | 26/08/2009 | 194            | Not disclosed               | n/a            |
| Rhodes Court                                  | South Nelson Road | Cramlington | NE23 1WF | 392       | 4,219      | Letting             | 26/08/2009 | 194            | Not disclosed               | n/a            |
| Rhodes Court                                  | South Nelson Road | Cramlington | NE23 1WF | 1,239     | 13,337     | Letting             | 26/08/2009 | 195            | Not disclosed               | n/a            |
| Rhodes Court                                  | South Nelson Road | Cramlington | NE23 1WF | 479       | 5,155      | Letting             | 26/08/2009 | 194            | Not disclosed               | n/a            |
| Rhodes Court                                  | South Nelson Road | Cramlington | NE23 1WF | 504       | 5,425      | Letting             | 01/08/2009 | 169            | Not disclosed               | n/a            |
| 60a-60c                                       | South Nelson Road | Cramlington | NE23 1WF | 234       | 2,520      | Letting             | 31/07/2009 | 51             | Not disclosed               | n/a            |
| Unit 55 A-H South Nelson Industrial Park      | South Nelson Road | Cramlington | NE23 1WF | 53        | 570        | Letting             | 31/07/2009 | 51             | Not disclosed               | n/a            |
| 60a-60c                                       | South Nelson Road | Cramlington | NE23 1WF | 156       | 1,675      | Letting             | 03/06/2009 | Not disclosed  | Not disclosed               | n/a            |
| Unit 3-5 South Nelson Industrial Estate       | South Nelson Road | Cramlington | NE23 1WF | 476       | 5,124      | Letting             | 16/06/2008 | 492            | Not disclosed               | n/a            |
|   | South Nelson Road | Cramlington | NE23 1WF | 156       | 1,679      | Letting             | 17/07/2007 | 39             | Not disclosed               | n/a            |
| Unit 3-5 South Nelson Industrial Estate       | South Nelson Road | Cramlington | NE23 1WF | 476       | 5,124      | Letting             | 01/12/2005 | 293            | Not disclosed               | n/a            |
| Unit 55 A-H South Nelson Industrial Park      | South Nelson Road | Cramlington | NE23 1WF | 53        | 570        | Letting             | 29/04/2014 | 42             | 7.45                        | n/a            |
| Unit 56 A-D South Nelson Industrial Park      | South Nelson Road | Cramlington | NE23 1WF | 156       | 1,675      | Letting             | 03/10/2013 | 170            | 6.2                         | n/a            |
| Unit 55 A-H South Nelson Industrial Park      | South Nelson Road | Cramlington | NE23 1WF | 103       | 1,109      | Letting             | 01/02/2013 | 822            | 7.4                         | n/a            |
| Unit 59a-59h                                  | South Nelson Road | Cramlington | NE23 1WF | 53        | 570        | Letting             | 01/02/2013 | 92             | 7.5                         | n/a            |
| 58  | South Nelson Road | Cramlington | NE23 1WF | 237       | 2,551      | Letting             | 01/02/2013 | 92             | 5.56                        | n/a            |
|   | South Nelson Road | Cramlington | NE23 1WF | 159       | 1,708      | Letting             | 04/08/2012 | 255            | 4.86                        | n/a            |
| Unit 3-5 South Nelson Industrial Estate       | South Nelson Road | Cramlington | NE23 1WF | 479       | 5,152      | Letting             | 13/07/2012 | 381            | 1.16                        | n/a            |
| Unit 3-5 South Nelson Industrial Estate       | South Nelson Road | Cramlington | NE23 1WF | 478       | 5,145      | Letting             | 05/07/2012 | 1022           | 3.21                        | n/a            |
| Units 57 A-D                                  | South Nelson Road | Cramlington | NE23 1WF | 156       | 1,675      | Letting             | 01/04/2012 | 130            | Not disclosed               | n/a            |
| 60a-60c                                       | South Nelson Road | Cramlington | NE23 1WF | 156       | 1,675      | Letting             | 06/06/2011 | 137            | Not disclosed               | n/a            |
| Units 57 A-D                                  | South Nelson Road | Cramlington | NE23 1WF | 156       | 1,675      | Letting             | 01/06/2011 | 211            | Not disclosed               | n/a            |
| Unit 59a-59h                                  | South Nelson Road | Cramlington | NE23 1WF | 53        | 570        | Letting             | 03/05/2011 | 182            | Not disclosed               | n/a            |
| Unit 55 A-H South Nelson Industrial Park      | South Nelson Road | Cramlington | NE23 1WF | 53        | 570        | Letting             | 21/07/2010 | 412            | Not disclosed               | n/a            |
|   | South Nelson Road | Cramlington | NE23 1WF | 156       | 1,679      | Letting             | 09/07/2010 | 69             | Not disclosed               | n/a            |
| Units 57 A-D                                  | South Nelson Road | Cramlington | NE23 1WF | 156       | 1,675      | Letting             | 01/06/2010 | 61             | Not disclosed               | n/a            |
| 60a-60c                                       | South Nelson Road | Cramlington | NE23 1WF | 234       | 2,520      | Letting             | 08/05/2010 | 37             | Not disclosed               | n/a            |
| Unit 55 A-H South Nelson Industrial Park      | South Nelson Road | Cramlington | NE23 1WF | 53        | 570        | Letting             | 01/05/2010 | 331            | Not disclosed               | n/a            |
| Unit 56 A-D South Nelson Industrial Park      | South Nelson Road | Cramlington | NE23 1WF | 156       | 1,679      | Letting             | 02/03/2010 | 271            | 5.47                        | n/a            |
| Nelson South Industrial Estate                | Nelson Road       | Cramlington | NE23 1WF | 1,227     | 13,208     | Letting             | 13/10/2001 | Not disclosed  | 3                           | n/a            |
| Nelson South Industrial Estate                | Nelson Road       | Cramlington | NE23 1WF | 3,266     | 35,160     | Letting             | 25/07/2001 | Not disclosed  | Not disclosed               | n/a            |
| Nelson South Industrial Estate                | Nelson Road       | Cramlington | NE23 1WF | 3,252     | 35,000     | Letting             | 15/03/2000 | Not disclosed  | Not disclosed               | n/a            |
| Units 8-10 South Nelson Industrial Estate     | Trafalgar Court   | Cramlington | NE23 1WF | 449       | 4,829      | Long Leasehold Sold | 28/09/2010 | 180            | n/a                         | 112,000        |
| Units 2a-2z Admiral Business Park             | Nelson Way        | Cramlington | NE23 1WG | 948       | 10,200     | Letting             | 03/06/2009 | 488            | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park             | Nelson Way        | Cramlington | NE23 1WG | 813       | 8,750      | Letting             | 03/06/2009 | 572            | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park             | Nelson Way        | Cramlington | NE23 1WG | 827       | 8,900      | Letting             | 03/06/2009 | 211            | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park             | Nelson Way        | Cramlington | NE23 1WG | 557       | 6,000      | Letting             | 03/06/2009 | 211            | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park             | Nelson Way        | Cramlington | NE23 1WG | 1,115     | 12,000     | Letting             | 03/06/2009 | 211            | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park             | Nelson Way        | Cramlington | NE23 1WG | 836       | 9,000      | Letting             | 03/06/2009 | 211            | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park             | Nelson Way        | Cramlington | NE23 1WG | 1,208     | 13,008     | Letting             | 03/06/2009 | 211            | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park             | Nelson Way        | Cramlington | NE23 1WG | 1,115     | 12,000     | Letting             | 03/06/2009 | 211            | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park             | Nelson Way        | Cramlington | NE23 1WG | 1,211     | 13,037     | Letting             | 03/06/2009 | 211            | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park             | Nelson Way        | Cramlington | NE23 1WG | 47        | 505        | Letting             | 01/01/2009 | 58             | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park             | Nelson Way        | Cramlington | NE23 1WG | 468       | 5,036      | Letting             | 15/09/2008 | Not disclosed  | 5.16                        | n/a            |

APPENDIX 4  
INDUSTRIAL DEALS

| Building                          | Street     | Town        | Postcode | Size sq m | Size sq ft | Deal Type     | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|-----------------------------------|------------|-------------|----------|-----------|------------|---------------|------------|----------------|-----------------------------|----------------|
| Units 3a-3n Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 3,935     | 42,354     | Letting       | 03/09/2007 | 200            | 1.98                        | n/a            |
| Units 3a-3n Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 548       | 5,900      | Letting       | 03/02/2014 | 776            | Not disclosed               | n/a            |
| Units 3a-3n Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 548       | 5,900      | Letting       | 03/02/2014 | 776            | Not disclosed               | n/a            |
| Units 1a-1s Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 1,220     | 13,127     | Letting       | 03/02/2014 | 2096           | Not disclosed               | n/a            |
| Units 1a-1s Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 802       | 8,637      | Letting       | 03/02/2014 | 776            | Not disclosed               | n/a            |
| Units 1a-1s Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 809       | 8,703      | Letting       | 03/02/2014 | 776            | Not disclosed               | n/a            |
| Units 1a-1s Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 5,755     | 61,950     | Letting       | 03/02/2014 | 1041           | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 948       | 10,200     | Letting       | 01/04/2013 | 468            | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 1,236     | 13,300     | Letting       | 01/04/2013 | 468            | Not disclosed               | n/a            |
| Units 3a-3n Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 7,399     | 79,638     | Letting       | 13/06/2012 | 623            | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 316       | 3,400      | Letting       | 11/08/2010 | Not disclosed  | 2.5                         | n/a            |
| Units 2a-2z Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 632       | 6,800      | Letting       | 11/08/2010 | Not disclosed  | 2.5                         | n/a            |
| Units 2a-2z Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 1,589     | 17,100     | Letting       | 01/04/2010 | 513            | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 316       | 3,400      | Letting       | 01/04/2010 | 301            | Not disclosed               | n/a            |
| Units 2a-2z Admiral Business Park | Nelson Way | Cramlington | NE23 1WG | 2,285     | 24,598     | Letting       | 01/02/2010 | 731            | Not disclosed               | n/a            |
| Unit 1-3 Nelson Park West         | Baker Road | Cramlington | NE23 1WL | 948       | 10,202     | Freehold Sold | 09/09/2009 | 462            | n/a                         | 550,000        |
| 12-14 Easter Park                 | Baker Road | Cramlington | NE23 1WL | 378       | 4,066      | Freehold Sold | 01/12/2008 | 620            | n/a                         | 210,000        |
| 12-14 Easter Park                 | Baker Road | Cramlington | NE23 1WL | 385       | 4,144      | Freehold Sold | 07/11/2008 | 596            | n/a                         | 246,000        |
| 12-14 Easter Park                 | Baker Road | Cramlington | NE23 1WL | 567       | 6,100      | Freehold Sold | 10/03/2008 | 354            | n/a                         | 350,000        |
| 12-14 Easter Park                 | Baker Road | Cramlington | NE23 1WL | 465       | 5,000      | Freehold Sold | 03/03/2008 | 347            | n/a                         | 300,000        |
| 4-5 Easter Park                   | Baker Road | Cramlington | NE23 1WL | 557       | 6,000      | Freehold Sold | 30/01/2008 | 314            | n/a                         | 835,000        |
| 4-5 Easter Park                   | Baker Road | Cramlington | NE23 1WL | 836       | 9,000      | Freehold Sold | 30/01/2008 | 314            | n/a                         | 835,000        |
| 12-14 Easter Park                 | Baker Road | Cramlington | NE23 1WL | 427       | 4,600      | Freehold Sold | 01/10/2007 | 193            | n/a                         | 276,000        |
| 12-14 Easter Park                 | Baker Road | Cramlington | NE23 1WL | 946       | 10,179     | Freehold Sold | 30/04/2010 | 1135           | n/a                         | 425,000        |
| 2 Easter Park                     | Baker Road | Cramlington | NE23 1WL | 940       | 10,123     | Letting       | 04/11/2009 | Not disclosed  | Not disclosed               | n/a            |
| Unit 3 Easter Park                | Baker Road | Cramlington | NE23 1WL | 948       | 10,202     | Letting       | 03/11/2009 | Not disclosed  | Not disclosed               | n/a            |
| 12-14 Easter Park                 | Baker Road | Cramlington | NE23 1WL | 381       | 4,100      | Letting       | 15/12/2008 | 9              | 4.5                         | n/a            |
| Unit 1-3 Nelson Park West         | Baker Road | Cramlington | NE23 1WL | 948       | 10,202     | Letting       | 27/11/2008 | 176            | 4.17                        | 580,000        |
| 12-14 Easter Park                 | Baker Road | Cramlington | NE23 1WL | 394       | 4,236      | Letting       | 28/10/2008 | 586            | 4.46                        | 252,000        |
| 12-14 Easter Park                 | Baker Road | Cramlington | NE23 1WL | 376       | 4,043      | Letting       | 02/07/2008 | 468            | 4.45                        | 240,000        |
| 12-14 Easter Park                 | Baker Road | Cramlington | NE23 1WL | 376       | 4,043      | Letting       | 01/07/2008 | Not disclosed  | 4.45                        | n/a            |
| Unit 1-3 Nelson Park West         | Baker Road | Cramlington | NE23 1WL | 940       | 10,123     | Letting       | 02/05/2008 | Not disclosed  | Not disclosed               | n/a            |
| Unit 3 Easter Park                | Baker Road | Cramlington | NE23 1WL | 1,863     | 20,050     | Letting       | 22/04/2008 | 182            | Not disclosed               | n/a            |
| 1 Easter Park                     | Baker Road | Cramlington | NE23 1WL | 1,863     | 20,050     | Letting       | 10/12/2007 | 263            | 4.14                        | n/a            |
| 12-14 Easter Park                 | Baker Road | Cramlington | NE23 1WL | 465       | 5,000      | Letting       | 03/12/2007 | 256            | 4.5                         | n/a            |
| 2 Easter Park                     | Baker Road | Cramlington | NE23 1WL | 1,394     | 15,000     | Letting       | 01/11/2007 | 9              | 4.2                         | n/a            |
| Unit 3 Easter Park                | Baker Road | Cramlington | NE23 1WL | 2,811     | 30,259     | Letting       | 05/10/2007 | 197            | Not disclosed               | n/a            |
| 2 Easter Park                     | Baker Road | Cramlington | NE23 1WL | 1,398     | 15,047     | Letting       | 05/10/2007 | 197            | Not disclosed               | n/a            |
| Unit 1-3 Nelson Park West         | Baker Road | Cramlington | NE23 1WL | 940       | 10,123     | Letting       | 03/06/2012 | 471            | Not disclosed               | n/a            |
| 12-14 Easter Park                 | Baker Road | Cramlington | NE23 1WL | 484       | 5,205      | Letting       | 31/05/2012 | 552            | Not disclosed               | n/a            |
| 12-14 Easter Park                 | Baker Road | Cramlington | NE23 1WL | 946       | 10,179     | Letting       | 13/05/2010 | 523            | Not disclosed               | n/a            |
| 1a-1d                             | Atley Way  | Cramlington | NE23 1WP | 280       | 3,010      | Freehold Sold | 01/04/2008 | 434            | n/a                         | 215,730        |
| Units 8-19 Atley Business Park    | Atley Way  | Cramlington | NE23 1WP | 124       | 1,335      | Freehold Sold | 01/01/2013 | 984            | n/a                         | Not disclosed  |
| 1a-1d                             | Atley Way  | Cramlington | NE23 1WP | 104       | 1,124      | Freehold Sold | 01/07/2011 | 34             | n/a                         | 100,000        |
| Units 20-25 Atley Business Park   | Atley Way  | Cramlington | NE23 1WP | 111       | 1,200      | Letting       | 17/03/2009 | Not disclosed  | 5.75                        | n/a            |
| Units 4a-6 Atley Business Park    | Atley Way  | Cramlington | NE23 1WP | 279       | 3,000      | Letting       | 25/07/2008 | Not disclosed  | 5.48                        | n/a            |
| Units 26-32 Atley Business Park   | Atley Way  | Cramlington | NE23 1WP | 93        | 1,000      | Letting       | 21/04/2008 | Not disclosed  | 5.75                        | n/a            |
| Units 1a-1c Atley Business Park   | Atley Way  | Cramlington | NE23 1WP | 46        | 500        | Letting       | 01/09/2007 | 221            | Not disclosed               | n/a            |
| Units 4a-6 Atley Business Park    | Atley Way  | Cramlington | NE23 1WP | 180       | 1,940      | Letting       | 01/09/2007 | 223            | Not disclosed               | n/a            |
| Units 4a-6 Atley Business Park    | Atley Way  | Cramlington | NE23 1WP | 275       | 2,960      | Letting       | 01/09/2007 | 223            | Not disclosed               | n/a            |
| Units 4a-6 Atley Business Park    | Atley Way  | Cramlington | NE23 1WP | 72        | 775        | Letting       | 01/09/2007 | 223            | Not disclosed               | n/a            |
| Units 26-32 Atley Business Park   | Atley Way  | Cramlington | NE23 1WP | 93        | 1,000      | Letting       | 01/09/2007 | 223            | Not disclosed               | n/a            |
| Units 1a-1c Atley Business Park   | Atley Way  | Cramlington | NE23 1WP | 46        | 500        | Letting       | 01/09/2007 | 221            | Not disclosed               | n/a            |
| Units 1a-1c Atley Business Park   | Atley Way  | Cramlington | NE23 1WP | 54        | 580        | Letting       | 01/09/2007 | 225            | Not disclosed               | n/a            |



APPENDIX 4  
INDUSTRIAL DEALS

| Building                                 | Street                         | Town        | Postcode | Size sq m     | Size sq ft    | Deal Type           | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|--|--------------------------------|-------------|----------|---------------|---------------|---------------------|------------|----------------|-----------------------------|----------------|
| Units 26-32 Atley Business Park          | Atley Way                      | Cramlington | NE23 1WP | 93            | 1,000         | Letting             | 01/09/2007 | 221            | Not disclosed               | n/a            |
| Unit 3 Atley Business Park               | Atley Way                      | Cramlington | NE23 1WP | 2,656         | 28,591        | Letting             | 27/09/2013 | Not disclosed  | 1.92                        | n/a            |
| Units 8-19 Atley Business Park           | Atley Way                      | Cramlington | NE23 1WP | 124           | 1,335         | Letting             | 03/08/2013 | 293            | Not disclosed               | n/a            |
| Units 20-25 Atley Business Park          | Atley Way                      | Cramlington | NE23 1WP | 111           | 1,200         | Letting             | 17/03/2013 | 154            | 5.75                        | n/a            |
| Units 8-19 Atley Business Park           | Atley Way                      | Cramlington | NE23 1WP | 124           | 1,335         | Letting             | 15/12/2011 | 601            | 5.77                        | n/a            |
| Units 8-19 Atley Business Park           | Atley Way                      | Cramlington | NE23 1WP | 124           | 1,335         | Letting             | 30/11/2011 | 586            | 5.77                        | n/a            |
| Units 20-25 Atley Business Park          | Atley Way                      | Cramlington | NE23 1WP | 107           | 1,150         | Letting             | 09/08/2011 | 234            | 5.78                        | n/a            |
| Units 20-25 Atley Business Park          | Atley Way                      | Cramlington | NE23 1WP | 111           | 1,200         | Letting             | 23/07/2011 | 456            | 5.75                        | n/a            |
| Units 1a-1c Atley Business Park          | Atley Way                      | Cramlington | NE23 1WP | 281           | 3,024         | Letting             | 05/07/2010 | 212            | 5.16                        | n/a            |
| Units 8-19 Atley Business Park           | Atley Way                      | Cramlington | NE23 1WP | 124           | 1,335         | Long Leasehold Sold | 14/11/2013 | 1301           | n/a                         | 101,000        |
| Unit 6-11                                | Easter Park                    | Cramlington | NE23 1WQ | 698           | 7,514         | Letting             | 23/07/2014 | 546            | Not disclosed               | n/a            |
| Unit 6-11                                | Easter Park                    | Cramlington | NE23 1WQ | 698           | 7,514         | Letting             | 02/08/2012 | Not disclosed  | 2.66                        | n/a            |
| Unit 6-11                                | Easter Park                    | Cramlington | NE23 1WQ | 382           | 4,112         | Letting             | 05/07/2012 | 537            | Not disclosed               | n/a            |
| East Cramlington Industrial Estate       | Oldstone Road                  | Cramlington | NE23 6XW | 253           | 2,721         | Freehold Sold       | 01/03/2011 | 77             | n/a                         | Not disclosed  |
| Unit 2                                   | Dudley Lane                    | Cramlington | NE23 7RH | 744           | 8,010         | Letting             | 03/03/2009 | 474            | Not disclosed               | n/a            |
| Unit 3-4 Northumberland Business Park    | Berrymoor Court                | Cramlington | NE23 7RZ | 3,942         | 42,434        | Letting             | 03/01/2011 | 198            | Not disclosed               | n/a            |
| Bassington Industrial Estate             | Basingstoke Road               | Cramlington | NE23 8AD | 17,256        | 185,746       | Freehold Sold       | 01/06/2003 | Not disclosed  | n/a                         | 1,100,000      |
| Bassington Industrial Estate             | Basingstoke Road               | Cramlington | NE23 8AD | Not disclosed | Not disclosed | Investment Sold     | 23/03/2001 | Not disclosed  | n/a                         | Not disclosed  |
| Units 6-7 Bassington Industrial Estate   | Bassington Lane                | Cramlington | NE23 8AD | 389           | 4,184         | Letting             | 01/10/2009 | 624            | Not disclosed               | n/a            |
| Unit 6-10 Bassington Lane Ind. Estate    | Bassington Lane                | Cramlington | NE23 8AD | 194           | 2,091         | Letting             | 28/09/2009 | 193            | 3.35                        | n/a            |
| Unit 6-10 Bassington Lane Ind. Estate    | Bassington Lane                | Cramlington | NE23 8AD | 194           | 2,091         | Letting             | 24/08/2009 | 158            | 2.87                        | n/a            |
| Unit 1-5 Bassington Lane Ind. Estate     | Bassington Lane                | Cramlington | NE23 8AD | 200           | 2,152         | Letting             | 13/07/2009 | 116            | 3.25                        | n/a            |
| Unit 1-5 Bassington Lane Ind. Estate     | Bassington Lane                | Cramlington | NE23 8AD | 200           | 2,152         | Letting             | 22/06/2009 | 95             | 2.79                        | n/a            |
| Unit 1-5 Bassington Lane Ind. Estate     | Bassington Lane                | Cramlington | NE23 8AD | 200           | 2,152         | Letting             | 04/05/2009 | 46             | 2.79                        | n/a            |
| Bassington Industrial Estate             |                                | Cramlington | NE23 8AD | 200           | 2,153         | Letting             | 04/02/2008 | 19             | Not disclosed               | n/a            |
| 2 Hubbway Business Centre                |                                | Cramlington | NE23 8AD | 163           | 1,750         | Letting             | 01/05/2007 | 171            | Not disclosed               | n/a            |
| Unit 1-5 Bassington Lane Ind. Estate     | Bassington Lane                | Cramlington | NE23 8AD | 170           | 1,835         | Letting             | 05/01/2007 | Not disclosed  | 4.5                         | n/a            |
| Unit 11-17 Bassington Lane Ind. Estate   | Bassington Lane                | Cramlington | NE23 8AD | 170           | 1,835         | Letting             | 01/01/2014 | 1628           | 3                           | n/a            |
| Unit 11-17 Bassington Lane Ind. Estate   | Bassington Lane                | Cramlington | NE23 8AD | 175           | 1,884         | Letting             | 01/11/2013 | 1688           | 3                           | n/a            |
| Unit 6-10 Bassington Lane Ind. Estate    | Bassington Lane                | Cramlington | NE23 8AD | 194           | 2,091         | Letting             | 02/07/2013 | 95             | Not disclosed               | n/a            |
| Bassington Industrial Estate             | Basingstoke Road               | Cramlington | NE23 8AD | 192           | 2,067         | Letting             | 14/02/2003 | Not disclosed  | Not disclosed               | n/a            |
| Unit Bt76-14e                            | Atley Way                      | Cramlington | NE23 9EQ | 225           | 2,421         | Letting             | 01/10/2007 | Not disclosed  | 4.1                         | n/a            |
| S1-S1a                                   | South Nelson Industrial Estate | Cramlington | NE23 9HL | 474           | 5,100         | Freehold Sold       | 02/01/2003 | Not disclosed  | n/a                         | Not disclosed  |
| 12-14 South Nelson Industrial Estate     |                                | Cramlington | NE23 9HL | 251           | 2,700         | Letting             | 28/01/2009 | 239            | 3.7                         | n/a            |
| 12-14 South Nelson Industrial Estate     |                                | Cramlington | NE23 9HL | 251           | 2,700         | Letting             | 27/06/2008 | 24             | Not disclosed               | n/a            |
| 12-14 South Nelson Industrial Estate     |                                | Cramlington | NE23 9HL | 251           | 2,700         | Letting             | 27/06/2008 | 24             | Not disclosed               | n/a            |
| 12-14 South Nelson Industrial Estate     |                                | Cramlington | NE23 9HL | 251           | 2,700         | Letting             | 01/06/2008 | Not disclosed  | Not disclosed               | n/a            |
| Units 1-5 South Nelson Industrial Estate | Rhodes Court                   | Cramlington | NE23 9HL | 393           | 4,230         | Letting             | 01/07/2010 | 208            | Not disclosed               | n/a            |
|  |                                |             |          | 189,291       | 2,037,459     |                     |            |                |                             |                |
| Kitty Brewster Trading Estate            | Ennerdale Road                 | Blyth       | NE24 4RT | 4,061         | 43,717        | Freehold Sold       | 28/09/2001 | Not disclosed  | n/a                         | 350,000        |
| Units A-H Blyth Industrial Estate        | Spencer Road                   | Blyth       | NE24 5TG | 1,134         | 12,201        | Letting             | 20/04/2002 | Not disclosed  | 3.61                        | n/a            |
| Units A-H Blyth Industrial Estate        | Spencer Road                   | Blyth       | NE24 5TG | 2,740         | 29,489        | Letting             | 16/02/2004 | Not disclosed  | 2.37                        | n/a            |
| Units A-H Blyth Industrial Estate        | Spencer Road                   | Blyth       | NE24 5TG | 983           | 10,577        | Letting             | 27/08/2004 | Not disclosed  | 3.03                        | n/a            |
| 16b                                      | Cowley Road                    | Blyth       | NE24 5TF | 243           | 2,611         | Letting             | 01/08/2007 | 172            | Not disclosed               | n/a            |
| Unit 28a                                 | Spencer Road                   | Blyth       | NE24 5TG | 345           | 3,710         | Letting             | 01/09/2007 | 203            | Not disclosed               | n/a            |
| Units 1-7                                | Coniston Road                  | Blyth       | NE24 4RF | 833           | 8,966         | Freehold Sold       | 05/10/2007 | 385            | n/a                         | Not disclosed  |
| 21a - 21d Blyth Industrial Estate        | Spencer Court                  | Blyth       | NE24 5TG | 68            | 735           | Letting             | 12/11/2007 | 362            | Not disclosed               | n/a            |
| Units 18a-18d Blyth Industrial Estate    | Spencer Court                  | Blyth       | NE24 5TG | 104           | 1,119         | Letting             | 13/11/2007 | 363            | Not disclosed               | n/a            |
| Blyth Riverside Business Park            | Coniston Court                 | Blyth       | NE24 4RP | 1,042         | 11,216        | Letting             | 22/02/2008 | Not disclosed  | 3.88                        | n/a            |
| 21a - 21d Blyth Industrial Estate        | Spencer Court                  | Blyth       | NE24 5TG | 68            | 732           | Letting             | 15/09/2008 | 173            | 5.79                        | n/a            |
| Cowpen Industrial Estate                 | Unit 27h Spencer Road          | Blyth       | NE24 5TG | 90            | 970           | Letting             | 15/09/2008 | 135            | Not disclosed               | n/a            |
| Units 18a-18d Blyth Industrial Estate    | Spencer Court                  | Blyth       | NE24 5TG | 104           | 1,119         | Letting             | 01/10/2008 | Not disclosed  | 5.04                        | n/a            |
| Blyth Riverside Industrial Park          | Ennerdale Road                 | Blyth       | NE24 4RT | 3,048         | 32,806        | Letting             | 01/10/2008 | 105            | Not disclosed               | n/a            |
| Units A-H Blyth Industrial Estate        | Spencer Road                   | Blyth       | NE24 5TG | 724           | 7,793         | Letting             | 05/12/2008 | Not disclosed  | 2.95                        | n/a            |

APPENDIX 4  
INDUSTRIAL DEALS

| Building                                      | Street                            | Town           | Postcode | Size sq m | Size sq ft | Deal Type              | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|---|-----------------------------------|----------------|----------|-----------|------------|------------------------|------------|----------------|-----------------------------|----------------|
| Units 27a-27h Cowpen Industrial Estate        | Spencer Road                      | Blyth          | NE24 5TG | 90        | 969        | Letting                | 07/01/2009 | 323            | 4.64                        | n/a            |
| Units 17a - 17h Blyth Riverside Business Park | Spencer Court                     | Blyth          | NE24 5TW | 70        | 757        | Letting                | 23/01/2009 | 800            | 5.57                        | n/a            |
| Units 27a-27h Cowpen Industrial Estate        | Spencer Road                      | Blyth          | NE24 5TG | 90        | 970        | Letting                | 06/02/2009 | 310            | 4.64                        | n/a            |
| Units 17a - 17h Blyth Riverside Business Park | Spencer Court                     | Blyth          | NE24 5TW | 70        | 757        | Letting                | 01/06/2009 | 125            | Not disclosed               | n/a            |
| Units 17a - 17h Blyth Riverside Business Park | Spencer Court                     | Blyth          | NE24 5TW | 71        | 761        | Letting                | 04/07/2009 | 74             | 5.4                         | n/a            |
| 21a - 21d Blyth Industrial Estate             | Spencer Court                     | Blyth          | NE24 5TG | 68        | 735        | Letting                | 23/10/2009 | 576            | 2.81                        | n/a            |
| Blyth Riverside Industrial Park               | Ennerdale Road                    | Blyth          | NE24 4RT | 209       | 2,253      | Letting                | 01/01/2010 | 58             | Not disclosed               | n/a            |
| Units 17a - 17h Blyth Riverside Business Park | Spencer Court                     | Blyth          | NE24 5TW | 70        | 757        | Letting                | 22/03/2010 | 48             | 5.44                        | n/a            |
| Unit 23a-23c Blyth Industrial Estate          | Spencer Road                      | Blyth          | NE24 5TG | 109       | 1,173      | Letting                | 30/03/2010 | 48             | 2.52                        | n/a            |
| Unit 23a-23c Blyth Industrial Estate          | Spencer Road                      | Blyth          | NE24 5TG | 109       | 1,173      | Letting                | 30/03/2010 | 427            | 5.04                        | n/a            |
| Units 27a-27h Cowpen Industrial Estate        | Spencer Road                      | Blyth          | NE24 5TG | 90        | 970        | Letting                | 12/04/2010 | 709            | Not disclosed               | n/a            |
| Units 17a - 17h Blyth Riverside Business Park | Spencer Court                     | Blyth          | NE24 5TW | 70        | 757        | Letting                | 17/05/2010 | 698            | 5.44                        | n/a            |
| Blyth Riverside Industrial Park               | Ennerdale Road                    | Blyth          | NE24 4RT | 150       | 1,617      | Letting                | 24/05/2010 | 426            | 3.34                        | n/a            |
| Blyth Riverside Industrial Park               | Ennerdale Road                    | Blyth          | NE24 4RT | 150       | 1,617      | Letting                | 01/06/2010 | 391            | 3.34                        | n/a            |
| 45  | Croft Road                        | Blyth          | NE24 2EN | 216       | 2,329      | Letting                | 30/09/2010 | 208            | 3.43                        | n/a            |
| Units 18a-18d Blyth Industrial Estate         | Spencer Court                     | Blyth          | NE24 5TG | 104       | 1,119      | Letting                | 08/10/2010 | 36             | Not disclosed               | n/a            |
| Kitty Brewster Trading Estate                 | Ennerdale Road                    | Blyth          | NE24 4RT | 9,290     | 100,000    | Freehold Sold          | 01/03/2011 | 228            | n/a                         | Not disclosed  |
| Units 27a-27h Cowpen Industrial Estate        | Spencer Road                      | Blyth          | NE24 5TG | 90        | 970        | Letting                | 02/03/2011 | 116            | 4.75                        | n/a            |
| Units 17a - 17h Blyth Riverside Business Park | Spencer Court                     | Blyth          | NE24 5TW | 142       | 1,527      | Letting                | 08/03/2011 | 140            | Not disclosed               | n/a            |
| 26a-26b Cowpen Industrial Estate              | Spencer Road                      | Blyth          | NE24 5TE | 225       | 2,426      | Letting                | 29/03/2011 | Not disclosed  | 4                           | n/a            |
| Units 17a - 17h Blyth Riverside Business Park | Spencer Court                     | Blyth          | NE24 5TW | 70        | 757        | Letting                | 03/08/2011 | 364            | Not disclosed               | n/a            |
| Unit 22 Blyth Riverside Business Park         | Spencer Court                     | Blyth          | NE24 5TG | 905       | 9,741      | Letting                | 01/12/2011 | 40             | Not disclosed               | n/a            |
| Units 27a-27h Cowpen Industrial Estate        | Spencer Road                      | Blyth          | NE24 5TG | 90        | 970        | Letting                | 26/03/2012 | 69             | 4.9                         | n/a            |
| Blyth Riverside Business Park                 | Cowley Road                       | Blyth          | NE24 5TF | 2,918     | 31,409     | Freehold Sold          | 06/06/2012 | Not disclosed  | n/a                         | Not disclosed  |
| Units 17a - 17h Blyth Riverside Business Park | Spencer Court                     | Blyth          | NE24 5TW | 70        | 757        | Letting                | 30/06/2012 | 80             | Not disclosed               | n/a            |
| 21a - 21d Blyth Industrial Estate             | Spencer Court                     | Blyth          | NE24 5TG | 68        | 735        | Letting                | 07/12/2012 | 122            | Not disclosed               | n/a            |
| Units 1-7                                     | Coniston Road                     | Blyth          | NE24 4RF | 101       | 1,090      | Letting                | 07/01/2013 | 333            | 4.77                        | n/a            |
| Units 1-7                                     | Coniston Road                     | Blyth          | NE24 4RF | 101       | 1,090      | Letting                | 07/01/2013 | 333            | 4.77                        | n/a            |
| 24a - 24b                                     | Spencer Court                     | Blyth          | NE24 5TG | 140       | 1,506      | Letting                | 01/04/2013 | 237            | Not disclosed               | n/a            |
| Units 1-7                                     | Coniston Road                     | Blyth          | NE24 4RF | 101       | 1,091      | Letting                | 08/04/2013 | 424            | 5.48                        | n/a            |
| Kitty Brewster Trading Estate                 | Factory 11, Ennerdale Road        | Blyth          | NE24 4RT | 2,589     | 27,863     | Letting                | 18/04/2013 | 1261           | Not disclosed               | n/a            |
| Units 18a-18d Blyth Industrial Estate         | Spencer Court                     | Blyth          | NE24 5TG | 51        | 550        | Letting                | 27/04/2013 | 553            | Not disclosed               | n/a            |
| Kitty Brewster Trading Estate                 | Ennerdale Road                    | Blyth          | NE24 4RT | 3,716     | 40,000     | Letting                | 01/07/2013 | 748            | 2                           | n/a            |
| Units 1-7                                     | Riverside Workshops Coniston Road | Blyth          | NE24 4RF | 102       | 1,094      | Letting                | 01/07/2013 | 508            | 5.68                        | n/a            |
| Units 1-7                                     | Riverside Workshops Coniston Road | Blyth          | NE24 4RF | 140       | 1,509      | Letting                | 14/08/2013 | 552            | 5.2                         | n/a            |
| Unit 23a-23c Blyth Industrial Estate          | Spencer Road                      | Blyth          | NE24 5TG | 109       | 1,173      | Letting                | 20/09/2013 | 409            | Not disclosed               | n/a            |
| Units 17a - 17h Blyth Riverside Business Park | Spencer Court                     | Blyth          | NE24 5TW | 70        | 757        | Letting                | 18/11/2013 | 586            | Not disclosed               | n/a            |
| Units 1-7                                     | Riverside Workshops Coniston Road | Blyth          | NE24 4RF | 781       | 8,409      | Letting                | 01/02/2014 | Not disclosed  | 5.68                        | n/a            |
| 1 - 5   | Burt Street                       | Blyth          | NE24 1NE | 220       | 2,365      | Letting                | 03/03/2014 | 104            | 4                           | n/a            |
| Unit 1-5 Blyth Riverside Business Park        | Bentley Court, Coniston Road      | Blyth          | NE24 4RL | 819       | 8,813      | Long Leasehold Investm | 04/03/2014 | 243            | n/a                         | 257,500        |
| Units 1-7                                     | Riverside Workshops Coniston Road | Blyth          | NE24 4RF | 133       | 1,436      | Letting                | 01/04/2014 | Not disclosed  | 5.61                        | n/a            |
| 24a - 24b                                     | Spencer Court                     | Blyth          | NE24 5TG | 138       | 1,485      | Letting                | 15/07/2014 | 707            | Not disclosed               | n/a            |
| Units 18a-18d Blyth Industrial Estate         | Spencer Court                     | Blyth          | NE24 5TG | 51        | 550        | Letting                | 15/08/2014 | 316            | Not disclosed               | n/a            |
| 4a - 4b                                       | Ballast Hill                      | Blyth          | NE24 2AU | 107       | 1,151      | Letting                | 24/09/2014 | Not disclosed  | 3.16                        | n/a            |
| Units 9a-9d Cowpen Industrial Estate          | Spencer Road                      | Blyth          | NE24 5TG | 260       | 2,800      | Letting                | 01/10/2014 | 133            | Not disclosed               | n/a            |
| Units 17a - 17h Blyth Riverside Business Park | Spencer Court                     | Blyth          | NE24 5TW | 70        | 757        | Letting                | 01/11/2014 | 477            | Not disclosed               | n/a            |
|   |                                   |                |          | 40,990    | 441,256    |                        |            |                |                             |                |
| 17c Seaton Delaval Ind. Estate                | Double Row                        | Seaton Delaval | NE25 0PP | 96        | 1,030      | Letting                | 21/12/2007 | 43             | Not disclosed               | n/a            |
| 19b Seaton Delaval Ind. Estate                | Double Row                        | Seaton Delaval | NE25 0PP | 186       | 2,000      | Letting                | 01/08/2007 | 172            | Not disclosed               | n/a            |
|   | Double Row                        | Seaton Delaval | NE25 0PP | 1,096     | 11,797     | Letting                | 27/02/2012 | 276            | 2.5                         | n/a            |
| D11a Delaval Trading Estate                   |                                   | Seaton Delaval | NE25 0QT | 160       | 1,717      | Freehold Sold          | 09/09/2008 | Not disclosed  | n/a                         | 69,500         |
|   |                                   |                |          | 1,538     | 16,544     |                        |            |                |                             |                |
| 3 West Sleekburn Ind. Estate                  | Park Avenue                       | West Sleekburn | NE27 7LQ | 717       | 7,722      | Letting                | 04/02/2008 | 507            | Not disclosed               | n/a            |
| Unit 5 Fergusons Business Park                | West Sleekburn                    | West Sleekburn | NE22 7DD | 761       | 8,192      | Letting                | 13/06/2014 | 497            | Not disclosed               | n/a            |

APPENDIX 4  
INDUSTRIAL DEALS

| Building                                    | Street                   | Town           | Postcode | Size sq m | Size sq ft | Deal Type        | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|---|--------------------------|----------------|----------|-----------|------------|------------------|------------|----------------|-----------------------------|----------------|
| Unit 9 Fergusons Business Park              | West Sleekburn           | West Sleekburn | NE22 7DD | 643       | 6,926      | Letting          | 02/08/2012 | 194            | Not disclosed               | n/a            |
| Unit 5 Fergusons Business Park              | West Sleekburn           | West Sleekburn | NE22 7DD | 802       | 8,634      | Letting          | 23/01/2012 | 159            | 2                           | n/a            |
|   | Former Arizona Chemicals | West Sleekburn | NE22 7DH | 4,404     | 47,407     | Freehold Sold    | 17/03/2009 | 103            | n/a                         | 550,000        |
| Unit 12                                     | Former Arizona Chemicals | West Sleekburn | NE22 7DH | 228       | 2,452      | Letting          | 01/11/2013 | 435            | Not disclosed               | n/a            |
| Unit 1                                      | Former Arizona Chemicals | West Sleekburn | NE22 7DH | 886       | 9,536      | Letting          | 01/11/2013 | 493            | Not disclosed               | n/a            |
|   |                          |                |          | 8,441     | 90,869     |                  |            |                |                             |                |
| Tynecastle House                            | Station Road             | Prudhoe        | NE42 6NP | 3,225     | 34,713     | Letting          | 12/10/2006 | Not disclosed  | 3.41                        | n/a            |
| 3 Low Prudhoe Industrial Estate             | Regents Drive            | Prudhoe        | NE42 6PX | 758       | 8,162      | Letting          | 24/09/2007 | 307            | Not disclosed               | n/a            |
| Units 3a - 3g Low Prudhoe Industrial Estate | Princess Court           | Prudhoe        | NE42 6PL | 140       | 1,507      | Letting          | 16/11/2007 | 363            | Not disclosed               | n/a            |
| Unit 1a Princess Court                      | Princess Way             | Prudhoe        | NE42 6PL | 361       | 3,891      | Letting          | 01/01/2008 | Not disclosed  | 4.55                        | n/a            |
| Unit 1a                                     | Princess Court           | Prudhoe        | NE42 6PX | 361       | 3,891      | Letting          | 01/01/2008 | 97             | Not disclosed               | n/a            |
| Unit 2                                      | Princess Court           | Prudhoe        | NE42 6PX | 464       | 4,994      | Letting          | 01/01/2008 | Not disclosed  | Not disclosed               | n/a            |
| 6a-6c                                       | Earls Court              | Prudhoe        | NE42 6QG | 131       | 1,408      | Letting          | 30/04/2008 | 104            | 6.17                        | n/a            |
| Units 3a - 3g Low Prudhoe Industrial Estate | Princess Court           | Prudhoe        | NE42 6PL | 54        | 585        | Letting          | 01/03/2009 | 106            | 7.23                        | n/a            |
| Units 3a - 3g Low Prudhoe Industrial Estate | Princess Court           | Prudhoe        | NE42 6PL | 74        | 797        | Letting          | 02/03/2009 | 33             | 6.5                         | n/a            |
| Premises Uk Low Prudhoe Industrial Estate   | Princessway              | Prudhoe        | NE46 6HD | 560       | 6,026      | Letting          | 13/03/2009 | 128            | 3.73                        | 495,000        |
| Unit 8c Low Prudhoe Industrial Estate       | Marquis Court, Dukesway  | Prudhoe        | NE42 6PX | 92        | 995        | Letting          | 01/05/2009 | 234            | Not disclosed               | n/a            |
| Premises Uk Low Prudhoe Industrial Estate   | Princessway              | Prudhoe        | NE46 6HD | 1,346     | 14,486     | Letting          | 03/06/2009 | Not disclosed  | 1.55                        | n/a            |
| Units 1a-1e Low Prudhoe Industrial Estate   | Princess Court           | Prudhoe        | NE42 6PL | 139       | 1,500      | Letting          | 14/09/2009 | 229            | 5.64                        | n/a            |
| Unit 9a Low Prudhoe Industrial Estate       | Marquis Court, Dukesway  | Prudhoe        | NE42 6PX | 188       | 2,024      | Letting          | 01/10/2009 | 387            | 3.21                        | n/a            |
| Unit 9a                                     | Marquis Court, Dukesway  | Prudhoe        | NE42 6PJ | 92        | 995        | Letting          | 15/10/2009 | 19             | 6.73                        | n/a            |
| Units 3a - 3g Low Prudhoe Industrial Estate | Princess Court           | Prudhoe        | NE42 6PL | 77        | 828        | Letting          | 20/11/2009 | Not disclosed  | 3.26                        | n/a            |
| Units 7a - 7d                               | Earls Court              | Prudhoe        | NE42 6QG | 132       | 1,422      | Letting          | 23/12/2009 | 292            | 2.81                        | n/a            |
| 2   | Princess Court           | Prudhoe        | NE42 6PL | 464       | 4,994      | Letting          | 22/03/2010 | 418            | Not disclosed               | n/a            |
| Units 1-6 Station Industrial Estate         | Station Road             | Prudhoe        | NE42 6NP | 251       | 2,700      | Letting          | 01/05/2010 | 436            | Not disclosed               | n/a            |
| Low Prudhoe Industrial Estate               | Princess Way             | Prudhoe        | NE42 6HD | 437       | 4,706      | Freehold Sold    | 01/11/2010 | 117            | n/a                         | 300,000        |
| Unit 8a-8c                                  | Marquis Court            | Prudhoe        | NE42 6PJ | 112       | 1,206      | Letting          | 09/03/2011 | 529            | Not disclosed               | n/a            |
| Unit 8a-8c                                  | Marquis Court            | Prudhoe        | NE42 6PJ | 186       | 2,007      | Letting          | 28/04/2011 | Not disclosed  | Not disclosed               | n/a            |
| Units 1a-1e Low Prudhoe Industrial Estate   | Princess Court           | Prudhoe        | NE42 6PL | 228       | 2,454      | Letting          | 01/11/2011 | 12             | Not disclosed               | n/a            |
| Units 1-6 Station Industrial Estate         | Station Road             | Prudhoe        | NE42 6NP | 101       | 1,089      | Letting          | 11/11/2011 | 42             | 5.05                        | n/a            |
| Units 1a-1e Low Prudhoe Industrial Estate   | Princess Court           | Prudhoe        | NE42 6PL | 227       | 2,442      | Letting          | 13/01/2012 | 451            | Not disclosed               | n/a            |
| Garage/workshop Premises                    | Swalwell Close           | Prudhoe        | NE42 6EX | 177       | 1,900      | Letting          | 29/03/2012 | 691            | 2.63                        | n/a            |
| 6a-6c                                       | Earls Court              | Prudhoe        | NE42 6QG | 131       | 1,408      | Letting          | 24/04/2012 | 187            | Not disclosed               | n/a            |
| Units 3a - 3g Low Prudhoe Industrial Estate | Princess Court           | Prudhoe        | NE42 6PL | 94        | 1,007      | Letting          | 27/04/2012 | 190            | Not disclosed               | n/a            |
| Units 3a - 3g Low Prudhoe Industrial Estate | Princess Court           | Prudhoe        | NE42 6PL | 54        | 585        | Letting          | 30/06/2012 | 128            | Not disclosed               | n/a            |
| Unit 8a-8c                                  | Marquis Court            | Prudhoe        | NE42 6PJ | 112       | 1,206      | Letting          | 20/07/2012 | 237            | Not disclosed               | n/a            |
| Units 3a - 3g Low Prudhoe Industrial Estate | Princess Court           | Prudhoe        | NE42 6PL | 140       | 1,507      | Letting          | 06/10/2012 | 226            | Not disclosed               | n/a            |
| Units 7a - 7d                               | Earls Court              | Prudhoe        | NE42 6QG | 132       | 1,422      | Letting          | 18/02/2013 | 221            | Not disclosed               | n/a            |
| Units 3a - 3g Low Prudhoe Industrial Estate | Princess Court           | Prudhoe        | NE42 6PL | 77        | 828        | Letting          | 22/02/2013 | 199            | Not disclosed               | n/a            |
| Unit 8a-8c                                  | Marquis Court            | Prudhoe        | NE42 6PJ | 149       | 1,604      | Letting          | 31/05/2013 | 552            | 7.25                        | n/a            |
| Station Works                               | Station Road             | Prudhoe        | NE42 6NP | 466       | 5,020      | Letting          | 01/12/2013 | 121            | 1.92                        | n/a            |
| Units 7a - 7d                               | Earls Court              | Prudhoe        | NE42 6QG | 178       | 1,921      | Letting          | 15/07/2014 | 797            | Not disclosed               | n/a            |
| 2   | Princess Court           | Prudhoe        | NE42 6PL | 464       | 4,994      | Letting          | 01/10/2014 | 785            | Not disclosed               | n/a            |
| Units 3a - 3g Low Prudhoe Industrial Estate | Princess Court           | Prudhoe        | NE42 6PL | 51        | 547        | Letting          | 01/11/2014 | 329            | Not disclosed               | n/a            |
|   |                          |                |          | 12,425    | 133,771    |                  |            |                |                             |                |
| Abbey Press Printworks                      | Priestpopple             | Hexham         | NE46 1PF | 276       | 2,971      | Freehold Sold    | 01/03/2014 | 702            | n/a                         | Not disclosed  |
| County Buildings                            | Priestpopple             | Hexham         | NE46 1PS | 234       | 2,516      | Letting          | 23/11/2012 | 647            | 2.98                        | n/a            |
| Former Arriva Bus Depot                     | Chareway Lane            | Hexham         | NE46 3HA | 1,052     | 11,328     | Freehold Sold    | 02/05/2011 | 194            | n/a                         | Not disclosed  |
| Old Foundary Garage                         | Haugh Lane               | Hexham         | NE46 3PT | 151       | 1,628      | Letting          | 30/03/2012 | 70             | 3.07                        | n/a            |
| Unit 19 Haugh Lane Industrial Estate        | Haugh Lane               | Hexham         | NE46 3PU | 589       | 6,335      | Freehold Sold    | 27/05/2010 | 497            | n/a                         | Not disclosed  |
| Unit 23a-F Haugh Lane Industrial Estate     | Haugh Lane               | Hexham         | NE46 3PU | 96        | 1,033      | Letting          | 01/06/2013 | 366            | 5.81                        | n/a            |
| Unit 23a-F Haugh Lane Industrial Estate     | Haugh Lane               | Hexham         | NE46 3PU | 93        | 1,000      | Letting          | 02/06/2011 | Not disclosed  | 6                           | n/a            |
| Haugh Lane Industrial Estate                |                          | Hexham         | NE46 3PU | 658       | 7,081      | VP Freehold Sold | 12/01/2000 | Not disclosed  | n/a                         | Not disclosed  |
| Former Vattenfall Wind Power Premises       | Bridge End               | Hexham         | NE46 4DQ | 798       | 8,589      | Freehold Sold    | 15/10/2014 | 333            | n/a                         | 280,000        |

APPENDIX 4  
INDUSTRIAL DEALS

| Building                                 | Street                        | Town          | Postcode | Size sq m | Size sq ft | Deal Type     | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|--|-------------------------------|---------------|----------|-----------|------------|---------------|------------|----------------|-----------------------------|----------------|
| Units 2a-2d Bridge End Industrial Estate | Church Lane                   | Hexham        | NE46 4DQ | 285       | 3,068      | Letting       | 22/07/2009 | 249            | 2.4                         | n/a            |
| Units 2a-2d Bridge End Industrial Estate | Church Lane                   | Hexham        | NE46 4DQ | 211       | 2,274      | Letting       | 04/11/2008 | Not disclosed  | 5.5                         | n/a            |
| 1a-1d Bridge End Industrial Estate       | Bridge End Industrial Estate  | Hexham        | NE46 4DQ | 285       | 3,068      | Letting       | 09/06/2006 | 323            | 4.46                        | n/a            |
| Units 2a-2d Bridge End Industrial Estate | Church Lane                   | Hexham        | NE46 4DQ | 211       | 2,274      | Letting       | 01/09/2014 | 13             | Not disclosed               | n/a            |
| 1a-1d Bridge End Industrial Estate       | Bridge End Industrial Estate  | Hexham        | NE46 4DQ | 285       | 3,068      | Letting       | 17/01/2011 | 90             | Not disclosed               | n/a            |
| Units 2a-2d Bridge End Industrial Estate | Church Lane                   | Hexham        | NE46 4DQ | 211       | 2,274      | Letting       | 15/02/2010 | 346            | 5.5                         | n/a            |
| 15 Acomb Industrial Estate               | Acomb Industrial Estate       | Hexham        | NE46 4SA | 157       | 1,692      | Freehold Sold | 24/05/2005 | 53             | n/a                         | 55,000         |
|  |                               |               |          | 5,592     | 60,199     |               |            |                |                             |                |
| Fourstones Service Station & Workshop    | Fourstones                    | Haydon Bridge | NE47 5DQ | 205       | 2,205      | Letting       | 11/12/2012 | 413            | 4.54                        | n/a            |
|  |                               |               |          | 205       | 2,205      |               |            |                |                             |                |
| Unit 1                                   | Foundry Lane                  | Bellingham    | NE48 2AD | 474       | 5,100      | Letting       | 01/09/2011 | 414            | Not disclosed               | n/a            |
|  |                               |               |          | 474       | 5,100      |               |            |                |                             |                |
|  | Hadrian Enterprise Park       | Haltwhistle   | NE49 0EX | 873       | 9,402      | Letting       | 01/06/2009 | Not disclosed  | 2.5                         | n/a            |
|  | Hadrian Enterprise Park       | Haltwhistle   | NE49 0EX | 1,245     | 13,397     | Letting       | 01/11/2007 | 358            | Not disclosed               | n/a            |
|  | Hadrian Enterprise Park       | Haltwhistle   | NE49 0EX | 723       | 7,787      | Letting       | 01/11/2007 | 359            | Not disclosed               | n/a            |
|  | Hadrian Enterprise Park       | Haltwhistle   | NE49 0EX | 1,906     | 20,517     | Letting       | 01/11/2007 | 359            | Not disclosed               | n/a            |
|  | Hadrian Enterprise Park       | Haltwhistle   | NE49 0EX | 1,114     | 11,996     | Letting       | 01/11/2007 | 358            | Not disclosed               | n/a            |
|  | Hadrian Enterprise Park       | Haltwhistle   | NE49 0EX | 1,103     | 11,870     | Letting       | 01/11/2007 | 358            | Not disclosed               | n/a            |
|  | Hadrian Enterprise Park       | Haltwhistle   | NE49 0EX | 1,108     | 11,928     | Letting       | 01/11/2007 | 359            | Not disclosed               | n/a            |
|  | Hadrian Enterprise Park       | Haltwhistle   | NE49 0EX | 99        | 1,062      | Letting       | 17/11/2012 | 192            | 1.5                         | n/a            |
|  | Hadrian Enterprise Park       | Haltwhistle   | NE49 0EX | 179       | 1,927      | Letting       | 01/10/2011 | 147            | Not disclosed               | n/a            |
|  | Hadrian Enterprise Park       | Haltwhistle   | NE49 0EX | 86        | 930        | Letting       | 15/09/2011 | 128            | Not disclosed               | n/a            |
|  | Hadrian Enterprise Park       | Haltwhistle   | NE49 0EX | 2,217     | 23,866     | Letting       | 20/07/2011 | Not disclosed  | 1.75                        | n/a            |
|  | Hadrian Enterprise Park       | Haltwhistle   | NE49 0EX | 1,108     | 11,928     | Letting       | 20/07/2011 | 74             | 2.5                         | n/a            |
|  | Hadrian Enterprise Park       | Haltwhistle   | NE49 0EX | 869       | 9,350      | Letting       | 15/05/2010 | Not disclosed  | Not disclosed               | n/a            |
|  | Hadrian Enterprise Park       | Haltwhistle   | NE49 0EX | 6,490     | 69,861     | Letting       | 15/05/2010 | Not disclosed  | Not disclosed               | n/a            |
| Units 7a - 7h                            | Haltwhistle Industrial Estate | Haltwhistle   | NE49 9HA | 57        | 617        | Letting       | 21/01/2009 | 36             | 4.65                        | n/a            |
| Units 7a - 7h                            | Haltwhistle Industrial Estate | Haltwhistle   | NE49 9HA | 57        | 617        | Letting       | 01/01/2008 | 63             | Not disclosed               | n/a            |
| Units 7a - 7h                            | Haltwhistle Industrial Estate | Haltwhistle   | NE49 9HA | 102       | 1,098      | Letting       | 01/01/2008 | 409            | Not disclosed               | n/a            |
| Units 7a - 7h                            | Haltwhistle Industrial Estate | Haltwhistle   | NE49 9HA | 54        | 581        | Letting       | 16/11/2007 | 363            | Not disclosed               | n/a            |
| Units 7a - 7h                            | Haltwhistle Industrial Estate | Haltwhistle   | NE49 9HA | 102       | 1,098      | Letting       | 16/11/2007 | 363            | Not disclosed               | n/a            |
| Unit 8a-8f Haltwhistle Industrial Estate | Tyne View Road                | Haltwhistle   | NE49 9HA | 127       | 1,370      | Letting       | 16/11/2007 | 363            | Not disclosed               | n/a            |
| Unit 8a-8f Haltwhistle Industrial Estate | Tyne View Road                | Haltwhistle   | NE49 9HA | 100       | 1,078      | Letting       | 16/11/2007 | 363            | Not disclosed               | n/a            |
| Unit 8a-8f Haltwhistle Industrial Estate | Tyne View Road                | Haltwhistle   | NE49 9HA | 154       | 1,657      | Letting       | 16/11/2007 | 363            | Not disclosed               | n/a            |
| Unit 8a-8f Haltwhistle Industrial Estate | Tyne View Road                | Haltwhistle   | NE49 9HA | 100       | 1,078      | Letting       | 11/02/2013 | 1270           | Not disclosed               | n/a            |
| Units 7a - 7h                            | Haltwhistle Industrial Estate | Haltwhistle   | NE49 9HA | 57        | 617        | Letting       | 25/08/2012 | 253            | Not disclosed               | n/a            |
| Units 7a - 7h                            | Haltwhistle Industrial Estate | Haltwhistle   | NE49 9HA | 54        | 581        | Letting       | 01/03/2012 | 1044           | Not disclosed               | n/a            |
| Unit 8a-8f Haltwhistle Industrial Estate | Tyne View Road                | Haltwhistle   | NE49 9HA | 154       | 1,657      | Letting       | 01/12/2011 | 40             | Not disclosed               | n/a            |
| Units 7a - 7h                            | Haltwhistle Industrial Estate | Haltwhistle   | NE49 9HA | 57        | 617        | Letting       | 01/02/2011 | 105            | Not disclosed               | n/a            |
| Units 7a - 7h                            | Haltwhistle Industrial Estate | Haltwhistle   | NE49 9HA | 102       | 1,098      | Letting       | 17/09/2010 | 392            | Not disclosed               | n/a            |
| Units 7a - 7h                            | Haltwhistle Industrial Estate | Haltwhistle   | NE49 9HA | 102       | 1,098      | Letting       | 17/09/2010 | 212            | Not disclosed               | n/a            |
| Unit 8a-8f Haltwhistle Industrial Estate | Tyne View Road                | Haltwhistle   | NE49 9HA | 127       | 1,370      | Letting       | 22/04/2010 | 64             | 3.59                        | n/a            |
| Unit 8a-8f Haltwhistle Industrial Estate | Tyne View Road                | Haltwhistle   | NE49 9HA | 127       | 1,370      | Letting       | 03/03/2010 | Not disclosed  | Not disclosed               | n/a            |
| Units 7a - 7h                            | Haltwhistle Industrial Estate | Haltwhistle   | NE49 9HA | 54        | 581        | Letting       | 19/01/2010 | 272            | 12.21                       | n/a            |
| Units 7a - 7h                            | Haltwhistle Industrial Estate | Haltwhistle   | NE49 9HA | 156       | 1,679      | Letting       | 19/01/2010 | 433            | Not disclosed               | n/a            |
|  |                               |               |          | 20,963    | 225,683    |               |            |                |                             |                |
| 19a                                      | Bridge Street                 | Morpeth       | NE61 1PE | 112       | 1,209      | Freehold Sold | 01/11/2012 | 387            | n/a                         | Not disclosed  |
| Units 4a - 4d                            | Pegswood Industrial Estate    | Morpeth       | NE61 6HZ | 139       | 1,500      | Letting       | 21/09/2009 | 863            | Not disclosed               | n/a            |
| Unit 1a- 1j Pegswood Industrial Estate   | Butchers Lane                 | Morpeth       | NE61 6HZ | 230       | 2,475      | Letting       | 04/11/2008 | Not disclosed  | 4.88                        | n/a            |
| Units 3a-3h                              | Pegswood Industrial Estate    | Morpeth       | NE61 6HZ | 46        | 500        | Letting       | 01/10/2008 | 323            | Not disclosed               | n/a            |
| Unit 1a- 1j Pegswood Industrial Estate   | Butchers Lane                 | Morpeth       | NE61 6HZ | 184       | 1,981      | Letting       | 16/11/2007 | 135            | Not disclosed               | n/a            |
| 5 Pegswood Industrial Estate             | Pegswood Industrial Estate    | Morpeth       | NE61 6HZ | 186       | 2,000      | Letting       | 05/10/2007 | 146            | Not disclosed               | n/a            |
| Units 3a-3h                              | Pegswood Industrial Estate    | Morpeth       | NE61 6HZ | 46        | 500        | Letting       | 04/07/2007 | 53             | Not disclosed               | n/a            |
| Units 4a - 4d                            | Pegswood Industrial Estate    | Morpeth       | NE61 6HZ | 139       | 1,500      | Letting       | 01/04/2007 | Not disclosed  | Not disclosed               | n/a            |

APPENDIX 4  
INDUSTRIAL DEALS

| Building                                  | Street                     | Town      | Postcode | Size sq m | Size sq ft | Deal Type     | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|---|----------------------------|-----------|----------|-----------|------------|---------------|------------|----------------|-----------------------------|----------------|
| 2a - 2d Pegswood Industrial Estate        | Pegswood Industrial Estate | Morpeth   | NE61 6HZ | 139       | 1,500      | Letting       | 12/12/2006 | Not disclosed  | Not disclosed               | n/a            |
| Units 3a-3h                               | Pegswood Industrial Estate | Morpeth   | NE61 6HZ | 46        | 500        | Letting       | 21/11/2006 | Not disclosed  | Not disclosed               | n/a            |
| 2a - 2d Pegswood Industrial Estate        | Pegswood Industrial Estate | Morpeth   | NE61 6HZ | 93        | 1,000      | Letting       | 26/09/2014 | 1036           | 6.06                        | n/a            |
| Unit 1a- 1j Pegswood Industrial Estate    | Butchers Lane              | Morpeth   | NE61 6HZ | 138       | 1,485      | Letting       | 15/07/2014 | 2218           | Not disclosed               | n/a            |
| Units 3a-3h                               | Pegswood Industrial Estate | Morpeth   | NE61 6HZ | 46        | 500        | Letting       | 30/11/2012 | 113            | Not disclosed               | n/a            |
| Units 4a - 4d                             | Pegswood Industrial Estate | Morpeth   | NE61 6HZ | 139       | 1,500      | Letting       | 31/10/2012 | 188            | Not disclosed               | n/a            |
| Units 3a-3h                               | Pegswood Industrial Estate | Morpeth   | NE61 6HZ | 46        | 500        | Letting       | 15/05/2012 | 252            | 5.52                        | n/a            |
| 2a - 2d Pegswood Industrial Estate        | Pegswood Industrial Estate | Morpeth   | NE61 6HZ | 93        | 1,000      | Letting       | 15/03/2012 | 7              | 6                           | n/a            |
| Units 4a - 4d                             | Pegswood Industrial Estate | Morpeth   | NE61 6HZ | 139       | 1,500      | Letting       | 01/02/2012 | 68             | Not disclosed               | n/a            |
| Units 3a-3h                               | Pegswood Industrial Estate | Morpeth   | NE61 6HZ | 46        | 500        | Letting       | 01/02/2012 | 68             | Not disclosed               | n/a            |
| 2a - 2d Pegswood Industrial Estate        | Pegswood Industrial Estate | Morpeth   | NE61 6HZ | 93        | 1,000      | Letting       | 15/10/2011 | 259            | 6                           | n/a            |
| Units 3a-3h                               | Pegswood Industrial Estate | Morpeth   | NE61 6HZ | 46        | 500        | Letting       | 01/10/2011 | 25             | 6                           | n/a            |
| Unit 1a- 1j Pegswood Industrial Estate    | Butchers Lane              | Morpeth   | NE61 6HZ | 92        | 990        | Letting       | 01/09/2011 | 518            | Not disclosed               | n/a            |
| Unit 1a- 1j Pegswood Industrial Estate    | Butchers Lane              | Morpeth   | NE61 6HZ | 92        | 990        | Letting       | 01/08/2011 | 1489           | Not disclosed               | n/a            |
| Unit 1a- 1j Pegswood Industrial Estate    | Butchers Lane              | Morpeth   | NE61 6HZ | 184       | 1,981      | Letting       | 01/07/2011 | 958            | Not disclosed               | n/a            |
| Unit 1a- 1j Pegswood Industrial Estate    | Butchers Lane              | Morpeth   | NE61 6HZ | 46        | 495        | Letting       | 01/07/2011 | 679            | Not disclosed               | n/a            |
| Unit 1a- 1j Pegswood Industrial Estate    | Butchers Lane              | Morpeth   | NE61 6HZ | 46        | 495        | Letting       | 11/04/2011 | 205            | Not disclosed               | n/a            |
|   | Coopies Lane               | Morpeth   | NE61 6J  | 220       | 2,368      | Letting       | 30/01/2006 | Not disclosed  | Not disclosed               | n/a            |
| Howdens                                   | Coopies Lane               | Morpeth   | NE61 6JN | 744       | 8,008      | Letting       | 26/11/2001 | Not disclosed  | 5                           | n/a            |
| Unit 18 Coopies Haugh                     | Coopies Lane               | Morpeth   | NE61 6JN | 368       | 3,965      | Letting       | 30/01/2013 | Not disclosed  | 2.02                        | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 74        | 792        | Letting       | 01/12/2009 | 531            | 6.19                        | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 55        | 590        | Letting       | 01/01/2008 | 97             | Not disclosed               | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 55        | 590        | Letting       | 01/01/2008 | 97             | Not disclosed               | n/a            |
| Units 2a-B Coopies Lane Industrial Estate | Coopies Lane               | Morpeth   | NE61 6JT | 249       | 2,681      | Letting       | 16/11/2007 | 51             | Not disclosed               | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 55        | 590        | Letting       | 16/11/2007 | 51             | Not disclosed               | n/a            |
| Former Betec                              | Coopies Lane               | Morpeth   | NE61 6JT | 323       | 3,480      | Letting       | 01/06/2007 | 364            | Not disclosed               | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 455       | 4,895      | Letting       | 01/04/2005 | Not disclosed  | 4.49                        | n/a            |
| Units 2a-B Coopies Lane Industrial Estate | Coopies Lane               | Morpeth   | NE61 6JT | 249       | 2,681      | Letting       | 01/10/2014 | 349            | Not disclosed               | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 126       | 1,360      | Letting       | 15/05/2014 | 190            | Not disclosed               | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 55        | 591        | Letting       | 15/05/2014 | 96             | Not disclosed               | n/a            |
|   | Coopies Lane               | Morpeth   | NE61 6JT | 2,408     | 25,919     | Letting       | 08/05/2014 | 553            | Not disclosed               | n/a            |
| Former Betec                              | Coopies Lane               | Morpeth   | NE61 6JT | 233       | 2,511      | Letting       | 01/02/2013 | Not disclosed  | 5.18                        | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 55        | 590        | Letting       | 26/09/2012 | 1253           | Not disclosed               | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 55        | 590        | Letting       | 21/08/2012 | 14             | Not disclosed               | n/a            |
| Units 2a-B Coopies Lane Industrial Estate | Coopies Lane               | Morpeth   | NE61 6JT | 249       | 2,681      | Letting       | 13/06/2012 | 237            | Not disclosed               | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 75        | 807        | Letting       | 30/04/2012 | 193            | Not disclosed               | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 54        | 581        | Letting       | 01/02/2012 | 104            | Not disclosed               | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 55        | 591        | Letting       | 07/10/2011 | Not disclosed  | Not disclosed               | n/a            |
| Units 2a-B Coopies Lane Industrial Estate | Coopies Lane               | Morpeth   | NE61 6JT | 249       | 2,681      | Letting       | 01/09/2011 | 27             | Not disclosed               | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 75        | 807        | Letting       | 01/09/2011 | 27             | Not disclosed               | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 55        | 591        | Letting       | 01/09/2011 | 1020           | Not disclosed               | n/a            |
|   | Coopies Lane               | Morpeth   | NE61 6JT | 2,408     | 25,919     | Letting       | 29/08/2011 | 117            | Not disclosed               | n/a            |
| Units 2a-B Coopies Lane Industrial Estate | Coopies Lane               | Morpeth   | NE61 6JT | 249       | 2,681      | Letting       | 01/07/2011 | 387            | Not disclosed               | n/a            |
| Units 2a-B Coopies Lane Industrial Estate | Coopies Lane               | Morpeth   | NE61 6JT | 249       | 2,681      | Letting       | 06/12/2010 | 964            | Not disclosed               | n/a            |
| Units 3a-3j                               | Coopies Lane               | Morpeth   | NE61 6JT | 126       | 1,360      | Letting       | 04/10/2010 | 229            | Not disclosed               | n/a            |
| Unit 4b Coopies Field                     | Coopies Lane               | Morpeth   | NE61 6JU | 287       | 3,086      | Letting       | 21/04/2006 | Not disclosed  | 4.44                        | n/a            |
|   |                            |           |          | 12,516    | 134,768    |               |            |                |                             |                |
| Unit 3-6 Ashwood Business Park            | Birchwood Way              | Ashington | NE63 0XD | 376       | 4,042      | Freehold Sold | 04/02/2008 | 86             | n/a                         | 225,000        |
| Unit 3-6 Ashwood Business Park            | Birchwood Way              | Ashington | NE63 0XD | 502       | 5,403      | Freehold Sold | 04/02/2008 | 86             | n/a                         | 290,000        |
| Unit 2 Ashwood Business Park              | Birchwood Way              | Ashington | NE63 0XD | 937       | 10,091     | Freehold Sold | 01/10/2011 | 1421           | n/a                         | 445,000        |
| Unit 3-6 Ashwood Business Park            | Birchwood Way              | Ashington | NE63 0XD | 496       | 5,340      | Letting       | 16/09/2014 | 812            | 5.06                        | n/a            |
| Unit 1 Ashwood Business Park              | Birchwood Way              | Ashington | NE63 0XD | 1,086     | 11,687     | Letting       | 24/02/2014 | 80             | 3.51                        | n/a            |
| Unit 3-6 Ashwood Business Park            | Birchwood Way              | Ashington | NE63 0XD | 496       | 5,340      | Letting       | 25/06/2013 | Not disclosed  | 4.25                        | n/a            |
| Unit 3-6 Ashwood Business Park            | Birchwood Way              | Ashington | NE63 0XD | 499       | 5,375      | Letting       | 01/02/2011 | 1179           | Not disclosed               | n/a            |



APPENDIX 4  
INDUSTRIAL DEALS

| Building                                       | Street                    | Town      | Postcode | Size sq m | Size sq ft | Deal Type              | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|--|---------------------------|-----------|----------|-----------|------------|------------------------|------------|----------------|-----------------------------|----------------|
| Unit 1 Ashwood Business Park                   | Birchwood Way             | Ashington | NE63 0XD | 937       | 10,089     | Letting                | 01/01/2011 | 1148           | 4.21                        | n/a            |
| Units 10 - 19 Merchant Court Trade Park        | Freeman Way               | Ashington | NE63 0YB | 150       | 1,613      | Letting                | 01/08/2009 | 199            | Not disclosed               | n/a            |
| Units 10 - 19 Merchant Court Trade Park        | Freeman Way               | Ashington | NE63 0YB | 150       | 1,613      | Letting                | 15/07/2009 | Not disclosed  | 4.49                        | n/a            |
| Units 10 - 19 Merchant Court Trade Park        | Freeman Way               | Ashington | NE63 0YB | 150       | 1,615      | Letting                | 01/07/2009 | 168            | 4.49                        | n/a            |
| Units 10 - 19 Merchant Court Trade Park        | Freeman Way               | Ashington | NE63 0YB | 149       | 1,609      | Letting                | 01/05/2009 | 107            | 4.51                        | n/a            |
| Units 1-7 North Seaton Trading Centre          | Freeman Way               | Ashington | NE63 0YB | 540       | 5,810      | Letting                | 13/03/2009 | Not disclosed  | Not disclosed               | n/a            |
| 12b North Seaton Trading Estate                |                           | Ashington | NE63 0YB | 130       | 1,399      | Letting                | 19/01/2009 | 68             | 4.75                        | n/a            |
| Units 10 - 19 Merchant Court Trade Park        | Freeman Way               | Ashington | NE63 0YB | 150       | 1,611      | Letting                | 01/09/2013 | 1691           | Not disclosed               | n/a            |
| Units 10 - 19 Merchant Court Trade Park        | Freeman Way               | Ashington | NE63 0YB | 289       | 3,106      | Letting                | 01/09/2013 | 1692           | Not disclosed               | n/a            |
| Units 10 - 19 Merchant Court Trade Park        | Freeman Way               | Ashington | NE63 0YB | 149       | 1,609      | Letting                | 01/09/2013 | 774            | Not disclosed               | n/a            |
| Units 1-7 North Seaton Trading Centre          | Freeman Way               | Ashington | NE63 0YB | 272       | 2,933      | Letting                | 03/11/2011 | 1027           | 3.92                        | n/a            |
| Units 10 - 19 Merchant Court Trade Park        | Freeman Way               | Ashington | NE63 0YB | 150       | 1,615      | Letting                | 18/07/2011 | 544            | 3.47                        | n/a            |
| Units 1-7 North Seaton Trading Centre          | Freeman Way               | Ashington | NE63 0YB | 278       | 2,996      | Letting                | 01/06/2011 | 869            | Not disclosed               | n/a            |
| Units 10 - 19 Merchant Court Trade Park        | Freeman Way               | Ashington | NE63 0YB | 150       | 1,613      | Letting                | 01/04/2011 | 295            | Not disclosed               | n/a            |
| Units 10 - 19 Merchant Court Trade Park        | Freeman Way               | Ashington | NE63 0YB | 150       | 1,613      | Letting                | 11/03/2011 | 786            | 4.25                        | n/a            |
| Units 10 - 19 Merchant Court Trade Park        | Freeman Way               | Ashington | NE63 0YB | 149       | 1,601      | Letting                | 11/02/2011 | 759            | 4.31                        | n/a            |
| Units 10 - 19 Merchant Court Trade Park        | Freeman Way               | Ashington | NE63 0YB | 438       | 4,715      | Letting                | 03/01/2011 | 719            | 3.82                        | n/a            |
| Units 1-7 North Seaton Trading Centre          | Freeman Way               | Ashington | NE63 0YB | 274       | 2,954      | Letting                | 27/07/2010 | Not disclosed  | Not disclosed               | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 69        | 738        | Letting                | 23/10/2009 | 231            | 2.7                         | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 72        | 774        | Letting                | 09/10/2009 | 258            | 2.69                        | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 124       | 1,332      | Letting                | 09/07/2009 | 166            | 2.34                        | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 69        | 744        | Letting                | 10/02/2009 | 90             | 6.57                        | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 68        | 728        | Letting                | 12/12/2008 | Not disclosed  | 5.57                        | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 68        | 728        | Letting                | 04/11/2008 | Not disclosed  | 5.57                        | n/a            |
| Unit 14a-14c North Seaton Industrial Estate    | Armstrong Court           | Ashington | NE63 0YE | 130       | 1,396      | Letting                | 27/08/2008 | 70             | 4.76                        | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 69        | 744        | Letting                | 01/01/2008 | Not disclosed  | 6.5                         | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 69        | 738        | Letting                | 01/01/2008 | 66             | Not disclosed               | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 51        | 549        | Letting                | 16/11/2007 | 51             | Not disclosed               | n/a            |
| Units 12a - 12d North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 259       | 2,786      | Letting                | 01/10/2007 | Not disclosed  | 4.25                        | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 550       | 5,925      | Letting                | 02/11/2002 | Not disclosed  | 4                           | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 69        | 738        | Letting                | 15/08/2014 | 316            | Not disclosed               | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 73        | 786        | Letting                | 15/07/2014 | 157            | Not disclosed               | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 69        | 744        | Letting                | 15/07/2014 | 1957           | Not disclosed               | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 73        | 786        | Letting                | 01/07/2013 | 599            | Not disclosed               | n/a            |
| Units 12a - 12d North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 129       | 1,389      | Letting                | 30/04/2013 | 1517           | Not disclosed               | n/a            |
| Units 11a - 11d North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 130       | 1,400      | Letting                | 23/07/2012 | 220            | Not disclosed               | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 69        | 738        | Letting                | 13/01/2012 | 84             | Not disclosed               | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 69        | 738        | Letting                | 01/09/2011 | 27             | Not disclosed               | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 69        | 744        | Letting                | 01/07/2011 | 679            | Not disclosed               | n/a            |
| Units 13a - 13h North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 69        | 738        | Letting                | 04/04/2011 | 257            | Not disclosed               | n/a            |
| Units 12a - 12d North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 129       | 1,387      | Letting                | 06/12/2010 | 594            | Not disclosed               | n/a            |
| Units 12a - 12d North Seaton Industrial Estate | Armstrong Court           | Ashington | NE63 0YE | 259       | 2,786      | Letting                | 04/10/2010 | 578            | Not disclosed               | n/a            |
| 1 Wansbeck Business Park                       | Rotary Parkway            | Ashington | NE63 8QW | 1,156     | 12,445     | Freehold Sold          | 31/01/2008 | 366            | n/a                         | Not disclosed  |
| 2 Wansbeck Business Park                       | Rotary Parkway            | Ashington | NE63 8QW | 718       | 7,730      | Freehold Sold          | 01/06/2003 | Not disclosed  | n/a                         | 250,000        |
| 2 Wansbeck Business Park                       | Rotary Parkway            | Ashington | NE63 8QW | 245       | 2,640      | Letting                | 29/02/2008 | 832            | 4                           | n/a            |
| 1 Wansbeck Business Park                       | Rotary Parkway            | Ashington | NE63 8QW | 1,178     | 12,675     | Letting                | 01/01/2004 | Not disclosed  | 3.55                        | n/a            |
| Units 5a-5b Wansbeck Business Park             | Rotary Parkway            | Ashington | NE63 8QW | 272       | 2,929      | Letting                | 24/02/2014 | 480            | 4.49                        | n/a            |
| Units 1-8 Wansbeck Networkcentre               | Rotary Parkway            | Ashington | NE63 8QW | 245       | 2,640      | Letting                | 01/09/2011 | 205            | Not disclosed               | n/a            |
| 2 Wansbeck Business Park                       | Rotary Parkway            | Ashington | NE63 8QW | 3,349     | 36,047     | Letting                | 01/03/2011 | 318            | Not disclosed               | n/a            |
| Units 1-8 Wansbeck Networkcentre               | Rotary Parkway            | Ashington | NE63 8QW | 162       | 1,748      | Letting                | 01/01/2011 | 39             | Not disclosed               | n/a            |
|  | Rotary Parkway            | Ashington | NE63 8QZ | 479       | 5,156      | Letting                | 01/08/2005 | Not disclosed  | 4.07                        | n/a            |
| 6a-6b Wansbeck Business Park                   | Rotary Parkway            | Ashington | NE63 8QZ | 1,178     | 12,675     | Letting                | 25/07/2003 | Not disclosed  | Not disclosed               | n/a            |
| 6a-6b Wansbeck Business Park                   | Rotary Parkway            | Ashington | NE63 8QZ | 454       | 4,884      | Letting                | 16/09/2010 | 888            | Not disclosed               | n/a            |
| Arefco Seals Uk                                | Jubilee Industrial Estate | Ashington | NE63 8UA | 2,187     | 23,544     | Leasehold Investment S | 17/05/2010 | Not disclosed  | n/a                         | Not disclosed  |

APPENDIX 4  
INDUSTRIAL DEALS

| Building                              | Street                    | Town      | Postcode | Size sq m | Size sq ft | Deal Type     | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|---------------------------------------|---------------------------|-----------|----------|-----------|------------|---------------|------------|----------------|-----------------------------|----------------|
| 15 Jubilee Industrial Estate          | Jubilee Industrial Estate | Ashington | NE63 8UB | 74        | 800        | Letting       | 29/10/2009 | 42             | 1.25                        | n/a            |
| Unit 14-20 Jubilee Industrial Estate  | Back Lintonville Terrace  | Ashington | NE63 8UB | 74        | 800        | Letting       | 21/10/2009 | 34             | Not disclosed               | n/a            |
| Unit 14-20 Jubilee Industrial Estate  | Back Lintonville Terrace  | Ashington | NE63 8UB | 149       | 1,600      | Letting       | 13/07/2009 | 65             | 2.19                        | n/a            |
| 15 Jubilee Industrial Estate          | Jubilee Industrial Estate | Ashington | NE63 8UB | 74        | 800        | Letting       | 16/12/2008 | 227            | 4.13                        | n/a            |
| Unit 1-13 Jubilee Industrial Estate   | Jubilee Estate            | Ashington | NE63 8UB | 28        | 300        | Letting       | 01/10/2008 | 210            | Not disclosed               | n/a            |
| Unit 1-13 Jubilee Industrial Estate   | Jubilee Estate            | Ashington | NE63 8UB | 307       | 3,300      | Letting       | 01/10/2008 | 440            | Not disclosed               | n/a            |
| Unit 1-13 Jubilee Industrial Estate   | Jubilee Estate            | Ashington | NE63 8UB | 734       | 7,900      | Letting       | 11/02/2008 | 207            | 1.52                        | n/a            |
| Unit 1-13 Jubilee Industrial Estate   | Jubilee Estate            | Ashington | NE63 8UB | 56        | 600        | Letting       | 06/02/2008 | 180            | 3.33                        | n/a            |
| Unit 1-13 Jubilee Industrial Estate   | Jubilee Estate            | Ashington | NE63 8UB | 28        | 300        | Letting       | 01/09/2007 | 44             | Not disclosed               | n/a            |
| Unit 1-13 Jubilee Industrial Estate   | Jubilee Estate            | Ashington | NE63 8UB | 56        | 600        | Letting       | 01/09/2007 | 44             | Not disclosed               | n/a            |
| Unit 1-13 Jubilee Industrial Estate   | Jubilee Estate            | Ashington | NE63 8UB | 84        | 900        | Letting       | 01/09/2007 | Not disclosed  | Not disclosed               | n/a            |
| Unit 14-20 Jubilee Industrial Estate  | Back Lintonville Terrace  | Ashington | NE63 8UB | 74        | 800        | Letting       | 05/04/2013 | 447            | Not disclosed               | n/a            |
| Unit 14-20 Jubilee Industrial Estate  | Back Lintonville Terrace  | Ashington | NE63 8UB | 149       | 1,600      | Letting       | 07/01/2013 | 1339           | 3.75                        | n/a            |
| Unit 14-20 Jubilee Industrial Estate  | Back Lintonville Terrace  | Ashington | NE63 8UB | 74        | 800        | Letting       | 01/01/2013 | 142            | 3.75                        | n/a            |
| Unit 1-13 Jubilee Industrial Estate   | Jubilee Estate            | Ashington | NE63 8UB | 56        | 600        | Letting       | 24/06/2012 | 1142           | 3.75                        | n/a            |
| Unit 14-20 Jubilee Industrial Estate  | Back Lintonville Terrace  | Ashington | NE63 8UB | 74        | 800        | Letting       | 01/06/2012 | 1609           | 3.75                        | n/a            |
| Unit 14-20 Jubilee Industrial Estate  | Back Lintonville Terrace  | Ashington | NE63 8UB | 74        | 800        | Letting       | 15/02/2012 | 1561           | 3.75                        | n/a            |
| Unit 1-13 Jubilee Industrial Estate   | Jubilee Estate            | Ashington | NE63 8UB | 229       | 2,460      | Letting       | 03/02/2012 | 737            | 2.03                        | n/a            |
| Former Dewhurst Premises              | Jubilee Industrial Estate | Ashington | NE63 8UB | 697       | 7,500      | Letting       | 01/06/2011 | 1184           | Not disclosed               | n/a            |
| Unit 1-13 Jubilee Industrial Estate   | Jubilee Estate            | Ashington | NE63 8UB | 28        | 300        | Letting       | 07/03/2011 | 121            | 4.17                        | n/a            |
| Unit 1-13 Jubilee Industrial Estate   | Jubilee Estate            | Ashington | NE63 8UB | 28        | 300        | Letting       | 09/03/2010 | 173            | Not disclosed               | n/a            |
| Unit 1-13 Jubilee Industrial Estate   | Jubilee Estate            | Ashington | NE63 8UB | 734       | 7,900      | Letting       | 01/03/2010 | 165            | Not disclosed               | n/a            |
| Former Associated Tyre Services       | Lintonville Road          | Ashington | NE63 9UN | 404       | 4,347      | Freehold Sold | 01/06/2009 | 221            | n/a                         | Not disclosed  |
| Industrial Premises                   | Woodhorn Road Back        | Ashington | NE63 9UY | 112       | 1,203      | Letting       | 23/04/2014 | 154            | 7.28                        | n/a            |
|                                       |                           |           |          | 27,872    | 299,971    |               |            |                |                             |                |
| Former Northumberland Food Premises   | Coquet Industrial Estate  | Amble     | NE65 0PE | 12,019    | 129,372    | Freehold Sold | 01/04/2012 | 303            | n/a                         | Not disclosed  |
| Units 6a-6d Coquet Enterprise Park    | Percy Drive               | Amble     | NE65 0PE | 151       | 1,625      | Letting       | 14/04/2009 | 80             | 2.08                        | n/a            |
| Units 6a-6d Coquet Enterprise Park    | Percy Drive               | Amble     | NE65 0PE | 75        | 807        | Letting       | 01/12/2008 | 82             | 5.1                         | n/a            |
| Units 6a-6d Coquet Enterprise Park    | Percy Drive               | Amble     | NE65 0PE | 51        | 549        | Letting       | 15/09/2008 | 5              | 6.1                         | n/a            |
| Units 5a - 5c                         | Amble Industrial Estate   | Amble     | NE65 0PE | 100       | 1,074      | Letting       | 15/08/2014 | 1960           | Not disclosed               | n/a            |
| Units 8a-D Coquet Enterprise Park     | Percy Drive               | Amble     | NE65 0PE | 51        | 545        | Letting       | 01/02/2014 | Not disclosed  | 5.5                         | n/a            |
| Units 7a-B Coquetdale Enterprise Park | Percy Drive               | Amble     | NE65 0PE | 151       | 1,625      | Letting       | 01/02/2014 | Not disclosed  | 3.88                        | n/a            |
| Units 5a - 5c                         | Amble Industrial Estate   | Amble     | NE65 0PE | 100       | 1,074      | Letting       | 07/10/2013 | 223            | Not disclosed               | n/a            |
| Units 6a-6d Coquet Enterprise Park    | Percy Drive               | Amble     | NE65 0PE | 51        | 549        | Letting       | 01/07/2013 | 18             | Not disclosed               | n/a            |
| Units 6a-6d Coquet Enterprise Park    | Percy Drive               | Amble     | NE65 0PE | 50        | 536        | Letting       | 01/05/2013 | 64             | Not disclosed               | n/a            |
| Units 4-7 Coquet Enterprise Park      | Amble                     | Amble     | NE65 0PE | 177       | 1,907      | Letting       | 02/12/2012 | 59             | 4.5                         | n/a            |
| Units 6a-6d Coquet Enterprise Park    | Percy Drive               | Amble     | NE65 0PE | 51        | 549        | Letting       | 06/08/2012 | 1081           | Not disclosed               | n/a            |
| Units 1 - 3                           | Coquet Enterprise Park    | Amble     | NE65 0PE | 129       | 1,389      | Letting       | 23/07/2012 | 626            | Not disclosed               | n/a            |
| Units 5a - 5c                         | Amble Industrial Estate   | Amble     | NE65 0PE | 100       | 1,076      | Letting       | 18/06/2012 | 40             | Not disclosed               | n/a            |
| Units 5a - 5c                         | Amble Industrial Estate   | Amble     | NE65 0PE | 100       | 1,074      | Letting       | 01/04/2012 | 163            | Not disclosed               | n/a            |
| Units 6a-6d Coquet Enterprise Park    | Percy Drive               | Amble     | NE65 0PE | 51        | 549        | Letting       | 01/03/2012 | 854            | Not disclosed               | n/a            |
| Units 1 - 3                           | Coquet Enterprise Park    | Amble     | NE65 0PE | 492       | 5,296      | Letting       | 01/03/2012 | 132            | Not disclosed               | n/a            |
| Units 1 - 3                           | Coquet Enterprise Park    | Amble     | NE65 0PE | 88        | 944        | Letting       | 27/10/2011 | 1042           | 6                           | n/a            |
| Units 7a-B Coquetdale Enterprise Park | Percy Drive               | Amble     | NE65 0PE | 151       | 1,625      | Letting       | 09/08/2011 | 341            | Not disclosed               | n/a            |
| Units 1 - 3                           | Coquet Enterprise Park    | Amble     | NE65 0PE | 128       | 1,382      | Letting       | 01/04/2010 | 62             | Not disclosed               | n/a            |
| Units 1 - 3                           | Coquet Enterprise Park    | Amble     | NE65 0PE | 129       | 1,388      | Letting       | 01/03/2010 | 47             | 5.51                        | n/a            |
| 1 Hadston Industrial Estate           | Hadston Industrial Estate | Amble     | NE65 9YG | 508       | 5,466      | Freehold Sold | 31/07/2007 | 89             | n/a                         | 120,000        |
| 5a - 5e Hadston Industrial Estate     | Hadston Industrial Estate | Amble     | NE65 9YG | 90        | 969        | Letting       | 01/06/2009 | 681            | 4.5                         | n/a            |
| 5a - 5e Hadston Industrial Estate     | Hadston Industrial Estate | Amble     | NE65 9YG | 90        | 969        | Letting       | 01/05/2009 | 267            | Not disclosed               | n/a            |
| 4a-4c Hadston Industrial Estate       | Hadston Industrial Estate | Amble     | NE65 9YG | 183       | 1,968      | Letting       | 01/10/2008 | 438            | Not disclosed               | n/a            |
| 6c Hadston Industrial Estate          | Hadston Industrial Estate | Amble     | NE65 9YG | 120       | 1,292      | Letting       | 01/10/2008 | 508            | Not disclosed               | n/a            |
| 6a-6b Hadston Industrial Estate       | Hadston Industrial Estate | Amble     | NE65 9YG | 240       | 2,584      | Letting       | 01/12/2007 | 133            | Not disclosed               | n/a            |
| 5a - 5e Hadston Industrial Estate     | Hadston Industrial Estate | Amble     | NE65 9YG | 179       | 1,927      | Letting       | 01/06/2007 | 20             | Not disclosed               | n/a            |
| 5a - 5e Hadston Industrial Estate     | Hadston Industrial Estate | Amble     | NE65 9YG | 90        | 969        | Letting       | 01/04/2007 | Not disclosed  | Not disclosed               | n/a            |



APPENDIX 4  
INDUSTRIAL DEALS

| Building                                   | Street                       | Town     | Postcode | Size sq m | Size sq ft | Deal Type     | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|--|------------------------------|----------|----------|-----------|------------|---------------|------------|----------------|-----------------------------|----------------|
| 5a - 5e Hadston Industrial Estate          | Hadston Industrial Estate    | Amble    | NE65 9YG | 179       | 1,923      | Letting       | 01/06/2014 | 1216           | Not disclosed               | n/a            |
| 5a - 5e Hadston Industrial Estate          | Hadston Industrial Estate    | Amble    | NE65 9YG | 90        | 969        | Letting       | 08/03/2012 | 104            | Not disclosed               | n/a            |
|  |                              |          |          | 16,164    | 173,971    |               |            |                |                             |                |
| Units 4a-4f Rothbury Industrial Estate     | Coquet View                  | Rothbury | NE65 7RZ | 54        | 580        | Letting       | 04/11/2008 | Not disclosed  | 5.36                        | n/a            |
| Units 3a & 3b Rothbury Industrial Estate   | Coquet View                  | Rothbury | NE65 7RZ | 246       | 2,647      | Letting       | 15/07/2014 | 707            | Not disclosed               | n/a            |
| Units 4a-4f Rothbury Industrial Estate     | Coquet View                  | Rothbury | NE65 7RZ | 55        | 587        | Letting       | 15/07/2014 | 1411           | Not disclosed               | n/a            |
| Units 4a-4f Rothbury Industrial Estate     | Coquet View                  | Rothbury | NE65 7RZ | 91        | 984        | Letting       | 13/08/2013 | 1732           | Not disclosed               | n/a            |
| Units 4a-4f Rothbury Industrial Estate     | Coquet View                  | Rothbury | NE65 7RZ | 54        | 580        | Letting       | 10/05/2013 | 568            | Not disclosed               | n/a            |
| Units 3a & 3b Rothbury Industrial Estate   | Coquet View                  | Rothbury | NE65 7RZ | 253       | 2,719      | Letting       | 04/12/2012 | 354            | Not disclosed               | n/a            |
| Units 4a-4f Rothbury Industrial Estate     | Coquet View                  | Rothbury | NE65 7RZ | 149       | 1,602      | Letting       | 18/10/2010 | 852            | Not disclosed               | n/a            |
|  |                              |          |          | 902       | 9,699      |               |            |                |                             |                |
| Unit 1                                     | Willowburn Avenue            | Alnwick  | NE66 1BH | 576       | 6,200      | Letting       | 01/12/2011 | 505            | Not disclosed               | n/a            |
| Former Arriva Bus Depot                    | Lisburn Street               | Alnwick  | NE66 1UR | 1,218     | 13,111     | Freehold Sold | 01/11/2011 | 522            | n/a                         | Not disclosed  |
| Units 10-17 Hotspur Court Business Park    | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 279       | 3,000      | Letting       | 05/10/2009 | Not disclosed  | Not disclosed               | n/a            |
| Units 10-17 Hotspur Court Business Park    | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 279       | 3,000      | Letting       | 01/10/2009 | Not disclosed  | 3                           | n/a            |
| Units 1-9 Hotspur Court Business Park      | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 139       | 1,500      | Letting       | 01/06/2009 | Not disclosed  | 5.33                        | n/a            |
| Units 1-9 Hotspur Court Business Park      | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 186       | 2,000      | Letting       | 01/04/2009 | Not disclosed  | 4                           | n/a            |
| Units 1-9 Hotspur Court Business Park      | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 139       | 1,500      | Letting       | 01/04/2009 | Not disclosed  | 4                           | n/a            |
| Units 1-9 Hotspur Court Business Park      | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 186       | 2,000      | Letting       | 01/03/2009 | Not disclosed  | 5                           | n/a            |
| Units 1-9 Hotspur Court Business Park      | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 139       | 1,500      | Letting       | 01/01/2009 | Not disclosed  | 4.33                        | n/a            |
| Units 1-9 Hotspur Court Business Park      | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 255       | 2,750      | Letting       | 02/07/2014 | 2272           | 5.27                        | n/a            |
| Units 1-9 Hotspur Court Business Park      | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 139       | 1,500      | Letting       | 08/01/2014 | 302            | Not disclosed               | n/a            |
| Units 1-9 Hotspur Court Business Park      | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 232       | 2,500      | Letting       | 02/01/2014 | 296            | 5.75                        | n/a            |
| Units 1-9 Hotspur Court Business Park      | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 139       | 1,500      | Letting       | 01/10/2013 | 203            | 5.75                        | n/a            |
| Units 1-9 Hotspur Court Business Park      | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 186       | 2,000      | Letting       | 21/08/2013 | 162            | 5.75                        | n/a            |
| Units 10-17 Hotspur Court Business Park    | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 279       | 3,000      | Letting       | 01/09/2011 | Not disclosed  | 2.4                         | n/a            |
| Units 1-9 Hotspur Court Business Park      | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 232       | 2,500      | Letting       | 03/01/2011 | Not disclosed  | Not disclosed               | n/a            |
| Units 10-17 Hotspur Court Business Park    | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 279       | 3,000      | Letting       | 20/12/2010 | Not disclosed  | Not disclosed               | n/a            |
| Units 1-9 Hotspur Court Business Park      | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 255       | 2,750      | Letting       | 14/06/2010 | Not disclosed  | Not disclosed               | n/a            |
| Units 10-17 Hotspur Court Business Park    | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 279       | 3,000      | Letting       | 28/04/2010 | Not disclosed  | 3.4                         | n/a            |
| Units 10-17 Hotspur Court Business Park    | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 279       | 3,000      | Letting       | 01/04/2010 | Not disclosed  | 3.4                         | n/a            |
| Units 10-17 Hotspur Court Business Park    | Hotspur Court Business Park  | Alnwick  | NE66 2EU | 279       | 3,000      | Letting       | 01/01/2010 | Not disclosed  | 4                           | n/a            |
| Units 5a - 5d Willowtree Industrial Estate | Willowtree Industrial Estate | Alnwick  | NE66 2HA | 78        | 840        | Letting       | 15/08/2014 | 766            | Not disclosed               | n/a            |
| Units 5a - 5d Willowtree Industrial Estate | Willowtree Industrial Estate | Alnwick  | NE66 2HA | 78        | 835        | Letting       | 15/08/2014 | 904            | Not disclosed               | n/a            |
| 1a - 1e                                    | Willowtree Industrial Estate | Alnwick  | NE66 2HA | 124       | 1,335      | Letting       | 12/11/2013 | Not disclosed  | Not disclosed               | n/a            |
| Units 5a - 5d Willowtree Industrial Estate | Willowtree Industrial Estate | Alnwick  | NE66 2HA | 77        | 833        | Letting       | 01/12/2011 | 455            | Not disclosed               | n/a            |
| 1a - 1e                                    | Willowtree Industrial Estate | Alnwick  | NE66 2HA | 124       | 1,335      | Letting       | 19/10/2011 | 789            | Not disclosed               | n/a            |
| Units 5a - 5d Willowtree Industrial Estate | Willowtree Industrial Estate | Alnwick  | NE66 2HA | 78        | 840        | Letting       | 01/10/2011 | 437            | Not disclosed               | n/a            |
| Units 5a - 5d Willowtree Industrial Estate | Willowtree Industrial Estate | Alnwick  | NE66 2HA | 78        | 840        | Letting       | 02/06/2011 | 932            | Not disclosed               | n/a            |
| Unit 3 -5 Lionheart Enterprise Park        | Lidgate Crescent             | Alnwick  | NE66 2HT | 88        | 945        | Letting       | 01/07/2006 | 7              | 5.29                        | n/a            |
| Unit 6 - 8 Lionheart Enterprise Park       | Lidgate Crescent             | Alnwick  | NE66 2HT | 109       | 1,169      | Letting       | 01/07/2006 | 7              | 5.25                        | n/a            |
| Unit 6 - 8 Lionheart Enterprise Park       | Lidgate Crescent             | Alnwick  | NE66 2HT | 111       | 1,200      | Letting       | 26/05/2014 | Not disclosed  | 5                           | n/a            |
| Unit 1-2 Lionheart Enterprise Park         | Lidgate Crescent             | Alnwick  | NE66 2HT | 119       | 1,286      | Letting       | 01/02/2011 | 216            | Not disclosed               | n/a            |
| Unit 3 -5 Lionheart Enterprise Park        | Lidgate Crescent             | Alnwick  | NE66 2HT | 88        | 947        | Letting       | 01/02/2011 | 216            | Not disclosed               | n/a            |
| Unit 3 -5 Lionheart Enterprise Park        | Lidgate Crescent             | Alnwick  | NE66 2HT | 119       | 1,283      | Letting       | 01/06/2010 | Not disclosed  | Not disclosed               | n/a            |
| Unit 3 -5 Lionheart Enterprise Park        | Lidgate Crescent             | Alnwick  | NE66 2HT | 88        | 945        | Letting       | 01/06/2010 | Not disclosed  | Not disclosed               | n/a            |
| 3 South Road Industrial Estate             | South Road Industrial Estate | Alnwick  | NE66 2NN | 309       | 3,330      | Letting       | 01/10/2011 | 263            | 2.1                         | n/a            |
| Ventex House                               | Willowburn Trading Estate    | Alnwick  | NE66 2PF | 1,009     | 10,860     | Freehold Sold | 15/12/2011 | Not disclosed  | n/a                         | Not disclosed  |
| 3b Willowtree Industrial Estate            | Willowtree Industrial Estate | Alnwick  | NE66 2PF | 233       | 2,508      | Letting       | 01/10/2007 | Not disclosed  | 4.19                        | n/a            |
| Ventex House                               | Willowburn Trading Estate    | Alnwick  | NE66 2PF | 1,009     | 10,860     | Letting       | 16/09/2011 | Not disclosed  | 2.3                         | n/a            |
|  |                              |          |          | 9,893     | 106,502    |               |            |                |                             |                |
| South Meadows Farm                         | South Road                   | Belford  | NE70 7DP | 4,320     | 46,500     | Freehold Sold | 27/02/2012 | 593            | n/a                         | Not disclosed  |
| Belford Industrial Estate                  | Station Road                 | Belford  | NE70 7DT | 2,125     | 22,871     | Freehold Sold | 01/11/2010 | 185            | n/a                         | Not disclosed  |
| Units 2a - 2f Belford Industrial Estate    | Station Road                 | Belford  | NE70 7DT | 44        | 474        | Letting       | 18/05/2009 | 600            | 4.63                        | n/a            |

APPENDIX 4  
INDUSTRIAL DEALS

| Building                                | Street                     | Town               | Postcode | Size sq m     | Size sq ft    | Deal Type        | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|---|----------------------------|--------------------|----------|---------------|---------------|------------------|------------|----------------|-----------------------------|----------------|
| Units 3a-3d Belford Industrial Estate   | Station Road               | Belford            | NE70 7DT | 323           | 3,474         | Letting          | 01/11/2008 | Not disclosed  | 2.23                        | n/a            |
| Units 2a - 2f Belford Industrial Estate | Station Road               | Belford            | NE70 7DT | 44            | 474           | Letting          | 01/10/2008 | 371            | 4.63                        | n/a            |
| Units 2a - 2f Belford Industrial Estate | Station Road               | Belford            | NE70 7DT | 44            | 474           | Letting          | 15/07/2014 | 396            | Not disclosed               | n/a            |
| Units 2a - 2f Belford Industrial Estate | Station Road               | Belford            | NE70 7DT | 44            | 474           | Letting          | 15/07/2014 | 396            | Not disclosed               | n/a            |
| Units 2a - 2f Belford Industrial Estate | Station Road               | Belford            | NE70 7DT | 44            | 474           | Letting          | 06/06/2012 | 229            | Not disclosed               | n/a            |
| Units 2a - 2f Belford Industrial Estate | Station Road               | Belford            | NE70 7DT | 44            | 474           | Letting          | 01/04/2012 | 620            | Not disclosed               | n/a            |
| Units 3a-3d Belford Industrial Estate   | Station Road               | Belford            | NE70 7DT | 95            | 1,020         | Letting          | 05/09/2011 | 580            | Not disclosed               | n/a            |
| Units 3a-3d Belford Industrial Estate   | Station Road               | Belford            | NE70 7DT | 228           | 2,454         | Letting          | 13/01/2011 | 345            | Not disclosed               | n/a            |
|   |                            |                    |          | 7,355         | 79,163        |                  |            |                |                             |                |
| Units 3a - 3c                           | Berwick Road               | Wooler             | NE71 6SL | 232           | 2,500         | Letting          | 02/03/2009 | 108            | 2.57                        | n/a            |
| Units 3a - 3c                           | Berwick Road               | Wooler             | NE71 6SL | 232           | 2,500         | Letting          | 24/09/2007 | 306            | Not disclosed               | n/a            |
| Units 3a - 3c                           | Berwick Road               | Wooler             | NE71 6SL | 179           | 1,925         | Letting          | 10/05/2013 | 394            | Not disclosed               | n/a            |
|   |                            |                    |          | 643           | 6,925         |                  |            |                |                             |                |
| Basing View Tweedside Ind Est           | Basing View                | Berwick Upon Tweed | TD15     | Not disclosed | Not disclosed | VP Freehold Sold | 17/01/2000 | Not disclosed  | n/a                         | Not disclosed  |
| Basing View Tweedside Ind Est           | Basing View                | Berwick Upon Tweed | TD15     | 5,112         | 55,026        | Freehold Sold    | 20/06/2001 | Not disclosed  | n/a                         | 325,000        |
| Unit 6b East Ord Industial Estate       |                            | Berwick Upon Tweed | TD15 2NS | 197           | 2,119         | Letting          | 17/01/2007 | Not disclosed  | 4.59                        | n/a            |
| Unit 6b East Ord Industial Estate       |                            | Berwick Upon Tweed | TD15 2NS | 197           | 2,119         | Letting          | 01/01/2008 | Not disclosed  | 4.46                        | n/a            |
| Unit 3c Ramparts Business Park          | Windmill Way               | Berwick Upon Tweed | TD15 1UN | 352           | 3,789         | Letting          | 01/08/2008 | 118            | 5.75                        | n/a            |
| Unit 3a-3d Ramparts Business Park       | Windmill Way               | Berwick Upon Tweed | TD15 1UN | 352           | 3,789         | Freehold Sold    | 01/09/2008 | 149            | n/a                         | Not disclosed  |
| East Ord Industrial Estate              |                            | Berwick Upon Tweed | TD15 2LU | 54            | 581           | Letting          | 09/09/2008 | 236            | 6.59                        | n/a            |
| Unit 3a-3d Ramparts Business Park       | Windmill Way               | Berwick Upon Tweed | TD15 1UN | 352           | 3,789         | Freehold Sold    | 05/01/2010 | 640            | n/a                         | Not disclosed  |
| Unit 3c Ramparts Business Park          | Windmill Way               | Berwick Upon Tweed | TD15 1UN | 352           | 3,789         | Letting          | 05/01/2010 | 640            | Not disclosed               | n/a            |
| Unit 5a - 5b Ramparts Business Park     | Windmill Way               | Berwick Upon Tweed | TD15 1UN | 344           | 3,700         | Freehold Sold    | 05/06/2010 | 791            | n/a                         | Not disclosed  |
| Unit 4 East Ord Ind Est                 | East Ord Industrial Estate | Berwick Upon Tweed | TD15 2XF | 406           | 4,374         | Letting          | 07/04/2011 | 134            | Not disclosed               | n/a            |
| Warehouse Unit                          | North Road                 | Berwick Upon Tweed | TD15 1QQ | 281           | 3,025         | Freehold Sold    | 01/10/2011 | 286            | n/a                         | 140,000        |
| Sandstell Road                          | Sandstell Road             | Berwick Upon Tweed | TD15 1RE | 741           | 7,971         | Freehold Sold    | 30/12/2011 | 108            | n/a                         | Not disclosed  |
| 10a-10d North Road Ind Est              | North Road                 | Berwick Upon Tweed | TD15 2QL | 93            | 1,000         | Letting          | 21/12/2012 | 511            | Not disclosed               | n/a            |
| 29 Northumberland Road Ind. Est         | Northumberland Road        | Berwick Upon Tweed | TD15 2AS | 342           | 3,678         | Letting          | 03/01/2013 | 253            | 4.1                         | n/a            |
| 29 Northumberland Road Ind. Est         | Northumberland Road        | Berwick Upon Tweed | TD15 2AS | 342           | 3,678         | Freehold Sold    | 11/01/2013 | 204            | n/a                         | 175,000        |
| 10a-10d North Road Ind Est              | North Road                 | Berwick Upon Tweed | TD15 2QL | 91            | 980           | Letting          | 01/06/2013 | 296            | 5.88                        | n/a            |
| Units 12a-12f North Road Ind Est        | Windmill Way               | Berwick Upon Tweed | TD15 1UN | 68            | 736           | Letting          | 09/07/2013 | 515            | Not disclosed               | n/a            |
| Units A-E Tweedside Trading Estate      | A698                       | Berwick Upon Tweed | TD15 2XF | 689           | 7,414         | Letting          | 23/07/2013 | 529            | Not disclosed               | n/a            |
| Units 7a-7e East Ord Ind Est            | East Ord Industrial Estate | Berwick Upon Tweed | TD15 2XF | 54            | 581           | Letting          | 23/08/2013 | 1711           | Not disclosed               | n/a            |
| Meantime Workshops                      | North Greenwich Road       | Berwick Upon Tweed | TD15 1RG | 96            | 1,032         | Letting          | 02/07/2014 | 106            | Not disclosed               | n/a            |
| Units 1-5 Ramparts Business Park        | Windmill Way               | Berwick Upon Tweed | TD15 1TU | 233           | 2,505         | Letting          | 17/08/2014 | 365            | Not disclosed               | n/a            |
|   |                            |                    |          | 10,748        | 115,675       |                  |            |                |                             |                |
|   |                            |                    |          | 372,648       | 4,011,186     |                  |            |                |                             |                |

APPENDIX 5  
OFFICE DEALS

| Building                               | Street                | Town           | Postcode | Size SqM | Size SqFt | Deal Type     | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|--|-----------------------|----------------|----------|----------|-----------|---------------|------------|----------------|-----------------------------|----------------|
| Collingwood Unit H                     | Prestwick Park        | Ponteland      | NE20 9DA | 70       | 753       | Letting       | 01/05/2012 | Not disclosed  | Not disclosed               | n/a            |
| F Prestwick Park                       | Prestwick Park        | Ponteland      | NE20 9DA | 163      | 1,759     | Letting       | 04/01/2008 | 141            | Not disclosed               | n/a            |
| E1 Prestwick Park                      | Prestwick Park        | Ponteland      | NE20 9DA | 136      | 1,463     | Letting       | 02/10/2007 | 47             | 20.51                       | n/a            |
| Collingwood Unit H                     | Prestwick Park        | Ponteland      | NE20 9DA | 70       | 756       | Letting       | 17/09/2007 | 32             | Not disclosed               | n/a            |
| E2 Prestwick Park                      | Prestwick Park        | Ponteland      | NE20 9DA | 53       | 574       | Letting       | 17/09/2007 | 32             | Not disclosed               | n/a            |
| D2 Prestwick Park                      | Prestwick Park        | Ponteland      | NE20 9DA | 136      | 1,463     | Letting       | 14/09/2007 | 29             | Not disclosed               | n/a            |
| D1 Prestwick Park                      | Prestwick Park        | Ponteland      | NE20 9DA | 53       | 574       | Letting       | 14/07/2007 | Not disclosed  | Not disclosed               | n/a            |
| 23 - 25                                | Main Street           | Ponteland      | NE20 9NH | 54       | 576       | Letting       | 01/04/2012 | 1059           | 6.68                        | n/a            |
| 2                                      | West Road             | Ponteland      | NE20 9SU | 65       | 699       | Freehold Sold | 21/02/2013 | Not disclosed  | n/a                         | 108,000        |
| Office Block                           | Eland Lane            | Ponteland      | NE20 9TR | 94       | 1,007     | Freehold Sold | 07/03/2014 | 169            | n/a                         | 145,000        |
|  |                       |                |          | 894      | 9624      |               |            |                |                             |                |
| 60                                     | Front Street East     | Bedlington     | NE22 5AB | 48       | 522       | Letting       | 09/12/2011 | Not disclosed  | Not disclosed               | n/a            |
| 1                                      | Vulcan Place          | Bedlington     | NE22 5DL | 128      | 1,373     | Letting       | 01/01/2012 | 82             | 4.33                        | n/a            |
| 10                                     | Rear Of Station Road  | Bedlington     | NE22 5HB | 263      | 2,835     | Letting       | 28/10/2010 | 586            | 4.23                        | n/a            |
| 10                                     | Rear Of Station Road  | Bedlington     | NE22 5HB | 205      | 2,211     | Letting       | 08/11/2007 | 99             | 5.43                        | n/a            |
| Lion Garage                            | Front Street          | Bedlington     | NE22 5TZ | 69       | 741       | Letting       | 30/11/2012 | 104            | 7.09                        | n/a            |
| 54-58                                  | Front Street West     | Bedlington     | NE22 5UB | 129      | 1,390     | Letting       | 31/01/2013 | 530            | 5.76                        | n/a            |
| 62-64a                                 | Front Street West     | Bedlington     | NE22 5UB | 76       | 816       | Letting       | 01/06/2006 | 457            | Not disclosed               | n/a            |
|  |                       |                |          | 918      | 9888      |               |            |                |                             |                |
| 6 Former Arizona Chemicals             | West Sleekburn        | West Sleekburn | NE22 7DH | 77       | 832       | Letting       | 04/12/2013 | 468            | Not disclosed               | n/a            |
| 4-5 Former Arizona Chemicals           | West Sleekburn        | West Sleekburn | NE22 7DH | 614      | 6,605     | Letting       | 01/11/2013 | 435            | Not disclosed               | n/a            |
|  |                       |                |          | 691      | 7437      |               |            |                |                             |                |
| Nelson South Industrial Estate         | Nelson Road           | Cramlington    |          | 3,266    | 35,160    | Letting       | 25/07/2001 | Not disclosed  | Not disclosed               | n/a            |
| Units 12a-15 Enterprise Court          | Crosland Park         | Cramlington    | NE23 1LZ | 223      | 2,400     | Letting       | 01/12/2002 | Not disclosed  | 6.8                         | n/a            |
| Units 10-12 Enterprise Court           | Crosland Park         | Cramlington    | NE23 1LZ | 139      | 1,500     | Letting       | 01/03/2003 | Not disclosed  | 8.13                        | n/a            |
| Units 10-12 Enterprise Court           | Crosland Park         | Cramlington    | NE23 1LZ | 139      | 1,500     | Letting       | 01/11/2004 | 82             | Not disclosed               | n/a            |
| Units 15-18 Apex Business Village      | Apex Business Village | Cramlington    | NE23 7BF | 56       | 599       | Letting       | 08/04/2005 | 15             | 12.02                       | n/a            |
| Northumbria Police Building 13         | Crow Hall Road        | Cramlington    | NE23 1WH | 1,340    | 14,421    | Letting       | 09/05/2005 | Not disclosed  | 11.4                        | n/a            |
| Units 15-18 Apex Business Village      | Apex Business Village | Cramlington    | NE23 7BF | 115      | 1,233     | Letting       | 28/09/2005 | 188            | 12.37                       | n/a            |
| Units 1 & 2 Enterprise Court           | Crosland Park         | Cramlington    | NE23 1LZ | 149      | 1,600     | Letting       | 24/01/2006 | Not disclosed  | 6.56                        | n/a            |
| Units 1 & 2 Enterprise Court           | Crosland Park         | Cramlington    | NE23 1LZ | 232      | 2,500     | Letting       | 24/01/2006 | Not disclosed  | 6.6                         | n/a            |
| 27-31                                  | Apex Business Village | Cramlington    | NE23 7BF | 115      | 1,237     | Letting       | 22/08/2006 | Not disclosed  | Not disclosed               | n/a            |
| Units 12a-15 Enterprise Court          | Crosland Park         | Cramlington    | NE23 1LZ | 232      | 2,500     | Letting       | 27/11/2006 | Not disclosed  | 7.38                        | n/a            |
| Units 10-12 Enterprise Court           | Crosland Park         | Cramlington    | NE23 1LZ | 139      | 1,500     | Letting       | 16/02/2007 | Not disclosed  | 8                           | n/a            |
| Units 3-7 Enterprise Court             | Crosland Park         | Cramlington    | NE23 1LZ | 82       | 880       | Letting       | 09/05/2007 | Not disclosed  | 7.95                        | n/a            |
| Units 3-7 Enterprise Court             | Crosland Park         | Cramlington    | NE23 1LZ | 149      | 1,600     | Letting       | 01/08/2007 | Not disclosed  | 7.5                         | n/a            |
| Units 3-7 Enterprise Court             | Crosland Park         | Cramlington    | NE23 1LZ | 82       | 880       | Letting       | 10/08/2007 | 22             | 8.24                        | n/a            |
| Units 16 & 17 Enterprise Court         | Crosland Park         | Cramlington    | NE23 1LZ | 427      | 4,600     | Letting       | 01/09/2007 | Not disclosed  | 6.53                        | n/a            |
| Unit 3-4 Northumberland Business Park  | Berrymoor Court       | Cramlington    | NE23 7RZ | 209      | 2,250     | Freehold Sold | 19/10/2007 | 260            | n/a                         | Not disclosed  |
| Unit 3 Northumberland Business Park    | Silverton Court       | Cramlington    | NE23 7RY | 488      | 5,250     | Freehold Sold | 01/11/2007 | 273            | n/a                         | Not disclosed  |
| Units 10-12 Enterprise Court           | Crosland Park         | Cramlington    | NE23 1LZ | 82       | 880       | Letting       | 12/11/2007 | 4              | Not disclosed               | n/a            |
| Units 3-7 Enterprise Court             | Crosland Park         | Cramlington    | NE23 1LZ | 230      | 2,480     | Letting       | 20/12/2007 | 42             | 8.34                        | n/a            |
| Units 6-7 Northumberland Business Park | Silverton Court       | Cramlington    | NE23 7RY | 418      | 4,500     | Letting       | 08/08/2008 | 554            | 13.91                       | n/a            |
| Unit 4                                 | West Farm Court       | Cramlington    | NE23 9AX | 169      | 1,816     | Letting       | 02/02/2009 | 237            | 12.94                       | n/a            |
| 1                                      | Front Street          | Cramlington    | NE23 7TG | 271      | 2,915     | Freehold Sold | 01/04/2009 | 328            | n/a                         | 285,000        |

APPENDIX 5  
OFFICE DEALS

| Building                                | Street                | Town        | Postcode | Size SqM      | Size SqFt      | Deal Type           | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|---|-----------------------|-------------|----------|---------------|----------------|---------------------|------------|----------------|-----------------------------|----------------|
| Unit 3-4 Northumberland Business Park   | Berrymoor Court       | Cramlington | NE23 7RZ | 209           | 2,250          | Letting             | 07/04/2009 | 796            | 14                          | n/a            |
| Unit 3 Northumberland Business Park     | Silverton Court       | Cramlington | NE23 7RY | 488           | 5,250          | Freehold Sold       | 14/04/2009 | 410            | n/a                         | Not disclosed  |
| Unit 6-7 Northumberland Business Park   | Silverton Court       | Cramlington | NE23 7RY | 415           | 4,472          | Freehold Investment | 01/05/2009 | Not disclosed  | n/a                         | 690,000        |
| Units 32-36 Apex Business Village       | Apex Business Village | Cramlington | NE23 7BF | 54            | 583            | Letting             | 20/08/2009 | 355            | Not disclosed               | n/a            |
| Manor Walks Shopping Centre             | Manor Walks           | Cramlington | NE23 6RT | 184           | 1,981          | Letting             | 21/12/2009 | 859            | Not disclosed               | n/a            |
| 2a-2b Atley Business Park               | Atley Way             | Cramlington | NE23 1WA | 91            | 984            | Letting             | 04/01/2010 | Not disclosed  | 12.2                        | n/a            |
| Units 16 & 17 Enterprise Court          | Crosland Park         | Cramlington | NE23 1LZ | 427           | 4,600          | Letting             | 06/01/2010 | 111            | 3.8                         | n/a            |
| Units 3-7 Enterprise Court              | Crosland Park         | Cramlington | NE23 1LZ | 149           | 1,600          | Letting             | 01/04/2010 | 64             | Not disclosed               | n/a            |
| Unit 2 Northumberland Business Park     | Silverton Court       | Cramlington | NE23 7RY | 936           | 10,070         | Letting             | 01/06/2010 | 1216           | Not disclosed               | n/a            |
| Units 5-6 Northumberland Business Park  | Berrymoor Court       | Cramlington | NE23 7RZ | 209           | 2,250          | Letting             | 01/09/2010 | 1308           | Not disclosed               | n/a            |
| Unit 5 Northumberland Business Park     | Silverton Court       | Cramlington | NE23 7RY | 567           | 6,100          | Freehold Sold       | 15/11/2010 | 1383           | n/a                         | 750,000        |
| Units 6-7 Northumberland Business Park  | Silverton Court       | Cramlington | NE23 7RY | 209           | 2,250          | Letting             | 03/01/2011 | 198            | Not disclosed               | n/a            |
| Unit 3 Northumberland Business Park     | Silverton Court       | Cramlington | NE23 7RY | 209           | 2,250          | Letting             | 03/01/2011 | 198            | 8.22                        | n/a            |
| Unit 3-4 Northumberland Business Park   | Berrymoor Court       | Cramlington | NE23 7RZ | 209           | 2,250          | Letting             | 03/01/2011 | 198            | Not disclosed               | n/a            |
| Units 5-6 Northumberland Business Park  | Berrymoor Court       | Cramlington | NE23 7RZ | 113           | 1,215          | Letting             | 01/05/2011 | 1550           | 15.23                       | n/a            |
| 2a-2b Atley Business Park               | Atley Way             | Cramlington | NE23 1WA | 91            | 984            | Letting             | 01/08/2011 | 489            | 9.76                        | n/a            |
| Unit 8 Northumberland Business Park     | Silverton Court       | Cramlington | NE23 7RY | 936           | 10,070         | Letting             | 01/08/2011 | 1642           | Not disclosed               | n/a            |
| 27-31                                   | Apex Business Village | Cramlington | NE23 7BF | 55            | 587            | Letting             | 29/03/2012 | Not disclosed  | 14.48                       | n/a            |
| Units 8 & 9 Enterprise Court            | Crosland Park         | Cramlington | NE23 1LZ | 381           | 4,100          | Letting             | 01/06/2012 | 57             | 7.25                        | n/a            |
| Former Cragside Primary School          | Doddington Drive      | Cramlington | NE23 6DF | 730           | 7,861          | Freehold Sold       | 12/06/2012 | 370            | n/a                         | Not disclosed  |
| Units 3-7 Enterprise Court              | Crosland Park         | Cramlington | NE23 1LZ | 82            | 880            | Letting             | 18/08/2012 | 934            | 7.95                        | n/a            |
| 23 - 26                                 | Apex Business Village | Cramlington | NE23 7BF | 489           | 5,267          | Freehold Sold       | 01/12/2012 | Not disclosed  | n/a                         | 135,000        |
| Units 9-10 Northumberland Business Park | Berrymoor Court       | Cramlington | NE23 7RZ | 96            | 1,035          | Letting             | 07/02/2013 | 219            | Not disclosed               | n/a            |
| Units 9-10 Northumberland Business Park | Berrymoor Court       | Cramlington | NE23 7RZ | 209           | 2,250          | Letting             | 07/02/2013 | 219            | Not disclosed               | n/a            |
| Units 9-10 Northumberland Business Park | Berrymoor Court       | Cramlington | NE23 7RZ | 113           | 1,215          | Letting             | 07/02/2013 | 219            | Not disclosed               | n/a            |
| Units 5-6 Northumberland Business Park  | Berrymoor Court       | Cramlington | NE23 7RZ | 209           | 2,250          | Letting             | 07/02/2013 | Not disclosed  | Not disclosed               | n/a            |
| Unit 45-47 Northumberland Business Park | Apex Business Park    | Cramlington | NE23 7BF | 261           | 2,814          | Letting             | 01/05/2013 | Not disclosed  | 9                           | n/a            |
| Northumbria Police Building             | Crow Hall Road        | Cramlington | NE23 1WH | 1,340         | 14,421         | Freehold Investment | 01/06/2013 | 11             | n/a                         | Not disclosed  |
| 27-31                                   | Apex Business Village | Cramlington | NE23 7BF | 55            | 587            | Letting             | 24/10/2013 | 952            | Not disclosed               | n/a            |
| 15-18 Apex Business Village             | Apex Village          | Cramlington | NE23 7BF | 543           | 5,849          | Freehold Sold       | 01/11/2013 | 1547           | n/a                         | 100,000        |
| 27-31                                   | Apex Business Village | Cramlington | NE23 7BF | 60            | 650            | Letting             | 15/01/2014 | 54             | 10.77                       | n/a            |
| Manor Walks Shopping Centre             | Manor Walks           | Cramlington | NE23 6RT | 36            | 384            | Letting             | 03/03/2014 | Not disclosed  | 12                          | n/a            |
| 2a-2b Atley Business Park               | Atley Way             | Cramlington | NE23 1WA | 91            | 984            | Letting             | 01/06/2014 | 1033           | Not disclosed               | n/a            |
| Units 32-36 Apex Business Village       | Apex Business Village | Cramlington | NE23 7BF | 56            | 602            | Letting             | 01/07/2014 | 851            | Not disclosed               | n/a            |
|   |                       |             |          | <b>19,054</b> | <b>205,096</b> |                     |            |                |                             |                |
| Sextant House, 1-10                     | Freehold Street       | Blyth       | NE24 2BA | 1,069         | 11,509         | Auction Sale        | 04/12/2000 | Not disclosed  | n/a                         | 580,000        |
| 8a                                      | Bridge Street         | Blyth       | NE24 1BL | 47            | 506            | Letting             | 01/06/2004 | Not disclosed  | 5                           | n/a            |
| 36                                      | Regent Street         | Blyth       | NE24 1LS | 37            | 403            | Freehold Investment | 08/12/2005 | Not disclosed  | n/a                         | 217,500        |
| 91a                                     | Waterloo Road         | Blyth       | NE24 1BU | 53            | 569            | Letting             | 01/06/2006 | 373            | Not disclosed               | n/a            |
| 4                                       | Princess Louise Road  | Blyth       | NE24 2EH | 117           | 1,257          | Letting             | 01/09/2007 | 935            | Not disclosed               | n/a            |
| 4                                       | Princess Louise Road  | Blyth       | NE24 2EH | 23            | 250            | Letting             | 01/09/2007 | 935            | Not disclosed               | n/a            |
| Ebor House, 1-3                         | Bowes Street          | Blyth       | NE24 1BD | Not disclosed | Not disclosed  | Freehold with VP S  | 27/11/2007 | Not disclosed  | n/a                         | Not disclosed  |
| 1                                       | Croft Road            | Blyth       | NE24 2JL | 64            | 686            | Freehold Sold       | 26/10/2011 | 469            | n/a                         | 42,000         |
| 3 - 5                                   | Bridge Street         | Blyth       | NE24 1BJ | 73            | 787            | Letting             | 04/02/2013 | 828            | 3.63                        | n/a            |
| Arms Everytne House                     | Quayside              | Blyth       | NE24 2AR | 278           | 2,992          | Letting             | 05/07/2013 | Not disclosed  | Not disclosed               | n/a            |

APPENDIX 5  
OFFICE DEALS

| Building                              | Street           | Town      | Postcode | Size SqM      | Size SqFt     | Deal Type           | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|---------------------------------------|------------------|-----------|----------|---------------|---------------|---------------------|------------|----------------|-----------------------------|----------------|
| Sextant House, 1-10                   | Freehold Street  | Blyth     | NE24 2BA | 165           | 1,775         | Letting             | 01/09/2013 | 495            | Not disclosed               | n/a            |
| Sextant House, 1-10                   | Freehold Street  | Blyth     | NE24 2BA | 83            | 895           | Letting             | 01/10/2013 | 525            | Not disclosed               | n/a            |
| 45                                    | Croft Road       | Blyth     | NE24 2EN | 150           | 1,615         | Letting             | 31/03/2014 | 111            | 6.19                        | n/a            |
| 5                                     | Stanley Street   | Blyth     | NE24 2BS | 148           | 1,592         | Freehold Sold       | 15/04/2014 | 193            | n/a                         | Not disclosed  |
| Ebor House, 1-3                       | Bowes Street     | Blyth     | NE24 1BD | 69            | 746           | Letting             | 01/05/2014 | 107            | Not disclosed               | n/a            |
|                                       |                  |           |          | 2,376         | 25,582        |                     |            |                |                             |                |
| Prudhoe Health Centre                 | West Wylam Drive | Prudhoe   | NE42 5JE | 567           | 6,098         | Freehold Investment | 28/02/2014 | Not disclosed  | n/a                         | 125,000        |
| Telecom House                         | Station Road     | Prudhoe   | NE42 6NJ | 1,808         | 19,466        | Letting             | 29/05/2007 | Not disclosed  | 11.58                       | n/a            |
| Telecom House Annex                   | Station Road     | Prudhoe   | NE42 6NJ | 1,039         | 11,179        | Letting             | 29/05/2007 | Not disclosed  | 11.65                       | n/a            |
|                                       |                  |           |          | 3,414         | 36,743        |                     |            |                |                             |                |
| Vicars Pele Tower                     | Hill Street      | Corbridge | NE45 5AA | 45            | 486           | Freehold Sold       | 04/12/2013 | 78             | n/a                         | 140,100        |
| St Helens House                       | St Helens Street | Corbridge | NE45 5BE | 138           | 1,490         | Letting             | 01/07/2012 | 1506           | Not disclosed               | n/a            |
|                                       |                  |           |          | 183           | 1976          |                     |            |                |                             |                |
| Haugh Lane Industrial Estate          |                  | Hexham    |          | 658           | 7,081         | VP Freehold Sold    | 12/01/2000 | Not disclosed  | n/a                         | Not disclosed  |
| Tanners Burn House                    | Burn Lane        | Hexham    | NE46 3RU | 418           | 4,500         | Freehold Sold       | 01/12/2003 | Not disclosed  | n/a                         | Not disclosed  |
| Prospect House                        | Hallgate         | Hexham    | NE46 1XD | 418           | 4,500         | Freehold Sold       | 01/07/2004 | Not disclosed  | n/a                         | 585,000        |
| 7                                     | Back Row         | Hexham    | NE46 3PF | 68            | 730           | Letting             | 01/02/2005 | 147            | Not disclosed               | n/a            |
| Units 1-8 Peterel Field Business Park | Dipton Mill Road | Hexham    | NE46 2JT | 34            | 368           | Letting             | 23/06/2005 | Not disclosed  | 8.15                        | n/a            |
| Units 1-8 Peterel Field Business Park | Dipton Mill Road | Hexham    | NE46 2JT | 312           | 3,353         | Letting             | 01/08/2005 | Not disclosed  | 8.95                        | n/a            |
| Units 1-8 Peterel Field Business Park | Dipton Mill Road | Hexham    | NE46 2JT | 85            | 920           | Letting             | 31/10/2005 | Not disclosed  | 8.09                        | n/a            |
| Beaufront Park                        | Anick Road       | Hexham    | NE46 4TU | 75            | 804           | Letting             | 01/12/2006 | 31             | Not disclosed               | n/a            |
|                                       | Dipton Mill Road | Hexham    | NE46 2JT | 68            | 735           | Letting             | 01/02/2007 | 82             | 8                           | n/a            |
| Burnbrae                              | Hencotes         | Hexham    | NE46 2EJ | 636           | 6,841         | Freehold Sold       | 04/01/2008 | Not disclosed  | n/a                         | 615,000        |
| 44 - 44a                              | Priestpopple     | Hexham    | NE46 1PQ | 56            | 605           | Letting             | 01/03/2008 | 9              | Not disclosed               | n/a            |
| 22-24                                 | Hallgate         | Hexham    | NE46 1XD | 115           | 1,242         | Letting             | 01/04/2008 | 203            | 8.86                        | n/a            |
| 2 - 12 Beaufront Park                 | Anick Road       | Hexham    | NE46 4TU | 75            | 804           | Letting             | 01/07/2008 | 609            | Not disclosed               | n/a            |
| Units 1-8 Peterel Field Business Park | Dipton Mill Road | Hexham    | NE46 2JT | 34            | 368           | Letting             | 01/08/2008 | 112            | 10.33                       | n/a            |
| The Old Stables                       | Hallgate         | Hexham    | NE46 1XD | 26            | 285           | Letting             | 01/09/2008 | 193            | 24.56                       | n/a            |
| St Matthews House                     | Haugh Lane       | Hexham    | NE46 3PR | 184           | 1,984         | Letting             | 18/09/2008 | Not disclosed  | 12.1                        | n/a            |
| St Matthews House                     | Haugh Lane       | Hexham    | NE46 3PR | 89            | 958           | Letting             | 20/02/2009 | 120            | Not disclosed               | n/a            |
| St Matthews House                     | Haugh Lane       | Hexham    | NE46 3PR | Not disclosed | Not disclosed | Letting             | 23/02/2009 | 123            | 26.98                       | n/a            |
| The Old Transformer Shed              | Eastgate         | Hexham    | NE46 1BH | 27            | 288           | Letting             | 12/10/2009 | 305            | 18.06                       | n/a            |
| 5 - 7                                 | Eastgate         | Hexham    | NE46 1BN | 105           | 1,131         | Letting             | 18/06/2010 | 41             | 17.25                       | n/a            |
| Office                                | Vine Terrace     | Hexham    | NE46 1NT | 49            | 528           | Letting             | 01/10/2010 | 191            | 16.1                        | n/a            |
| Water House                           | Burn Lane        | Hexham    | NE46 3HN | 151           | 1,623         | Letting             | 03/11/2010 | 356            | 6.16                        | n/a            |
| Cookes Buildings, 4 - 5               | Meal Market      | Hexham    | NE46 1NF | 13            | 142           | Letting             | 02/12/2010 | 57             | 21.13                       | n/a            |
| 45                                    | Fore Street      | Hexham    | NE46 1LU | 59            | 632           | Letting             | 01/04/2011 | 282            | 6.72                        | n/a            |
| 44 - 44a                              | Priestpopple     | Hexham    | NE46 1PQ | 32            | 342           | Letting             | 04/06/2011 | 970            | 16.08                       | n/a            |
| The Old Transformer Shed              | Eastgate         | Hexham    | NE46 1BH | 27            | 288           | Letting             | 15/08/2011 | 419            | 19.07                       | n/a            |
| St Matthews House                     | Haugh Lane       | Hexham    | NE46 3PR | 89            | 958           | Letting             | 25/10/2011 | 187            | Not disclosed               | n/a            |
| 7                                     | Back Row         | Hexham    | NE46 3PF | 141           | 1,519         | Letting             | 23/11/2011 | 54             | 16.46                       | n/a            |
| 1-4                                   | St Marys Wynd    | Hexham    | NE46 1LW | 716           | 7,708         | Letting             | 30/03/2012 | 56             | 6.49                        | n/a            |
| Old Grammar School                    | Hallgate         | Hexham    | NE46 1XA | 387           | 4,167         | Freehold Sold       | 14/05/2012 | 3              | n/a                         | 430,000        |
| Cookes Building, 4                    | Meal Market      | Hexham    | NE46 1NF | 33            | 358           | Letting             | 16/06/2012 | Not disclosed  | 17.14                       | n/a            |
| 5                                     | Cattle Market    | Hexham    | NE46 1NJ | 73            | 787           | Letting             | 08/10/2012 | Not disclosed  | 3.81                        | n/a            |



APPENDIX 5  
OFFICE DEALS

| Building                              | Street                  | Town        | Postcode | Size SqM | Size SqFt | Deal Type           | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|---------------------------------------|-------------------------|-------------|----------|----------|-----------|---------------------|------------|----------------|-----------------------------|----------------|
| 4                                     | Eastgate                | Hexham      | NE46 1BH | 210      | 2,260     | Letting             | 02/12/2012 | 1090           | 5.31                        | n/a            |
| 2 - 12 Beaufront Park                 | Anick Road              | Hexham      | NE46 4TU | 75       | 804       | Letting             | 01/05/2013 | Not disclosed  | 14.93                       | n/a            |
| Units 1-8 Peterel Field Business Park | Dipton Mill Road        | Hexham      | NE46 2JT | 71       | 767       | Letting             | 04/11/2013 | 629            | Not disclosed               | n/a            |
| National Park Authority               | South Park              | Hexham      | NE46 1BS | 59       | 632       | Letting             | 10/03/2014 | 620            | Not disclosed               | n/a            |
| National Park Authority               | South Park              | Hexham      | NE46 1BS | 192      | 2,065     | Letting             | 10/03/2014 | 697            | Not disclosed               | n/a            |
| Abbey House                           | Beaumont Street         | Hexham      | NE46 3NB | 281      | 3,026     | Freehold Sold       | 24/03/2014 | 11             | n/a                         | 165,000        |
| Tanners Burn House                    | Burn Lane               | Hexham      | NE46 3RU | 374      | 4,030     | Letting             | 25/03/2014 | 189            | 8.93                        | n/a            |
| 5                                     | Battle Hill             | Hexham      | NE46 1NL | 335      | 3,610     | Freehold Investment | 08/07/2014 | Not disclosed  | n/a                         | 550,000        |
| 2 - 12 Beaufront Park                 | Anick Road              | Hexham      | NE46 4TU | 1,771    | 19,068    | Freehold Sold       | 01/09/2014 | 706            | n/a                         | Not disclosed  |
| Office                                | Vine Terrace            | Hexham      | NE46 1NT | 98       | 1,058     | Letting             | 03/10/2014 | 429            | Not disclosed               | n/a            |
|                                       |                         |             |          | 8719     | 93869     |                     |            |                |                             |                |
| The Barns                             | Bates Hill, Ninebanks   | Allendale   | NE47 8DB | 61       | 657       | Freehold Sold       | 30/04/2012 | 506            | n/a                         | 75,000         |
|                                       |                         |             |          | 61       | 657       |                     |            |                |                             |                |
| 03-Apr                                | Central Place           | Haltwhistle | NE49 0DF | 91       | 979       | Letting             | 01/02/2012 | 900            | 6.13                        | n/a            |
| Hadrian Enterprise Park               | Hadrian Enterprise Park | Haltwhistle | NE49 0EX | 79       | 850       | Letting             | 23/02/2011 | Not disclosed  | Not disclosed               | n/a            |
|                                       |                         |             |          | 170      | 1829      |                     |            |                |                             |                |
| 59                                    | Newgate Street          | Morpeth     | NE61 1AY | 358      | 3,857     | Freehold Sold       | 30/04/2014 | 103            | n/a                         | 127,500        |
| 11                                    | Biltons Court           | Morpeth     | NE61 1BD | 53       | 569       | Freehold Sold       | 01/10/2009 | 20             | n/a                         | Not disclosed  |
| 6 - 6a                                | Manchester Street       | Morpeth     | NE61 1BH | 62       | 662       | Letting             | 08/08/2013 | 111            | Not disclosed               | n/a            |
| Unit 2                                | Manchester Street       | Morpeth     | NE61 1BH | 305      | 3,281     | Letting             | 05/09/2008 | 323            | 16.75                       | n/a            |
| Unit 1-2                              | Manchester Street       | Morpeth     | NE61 1BH | 305      | 3,281     | Letting             | 01/05/2008 | 196            | 16.75                       | n/a            |
| 14                                    | Market Place            | Morpeth     | NE61 1HG | 64       | 685       | Letting             | 25/11/2011 | 638            | 6.57                        | n/a            |
| 17                                    | Market Place            | Morpeth     | NE61 1LU | 181      | 1,943     | Letting             | 02/07/2014 | 943            | Not disclosed               | n/a            |
| 28 - 32                               | Bridge Street           | Morpeth     | NE61 1NL | 321      | 3,460     | Letting             | 17/12/2013 | 374            | 6.9                         | n/a            |
| 36                                    | Bridge Street           | Morpeth     | NE61 1NL | 130      | 1,400     | Letting             | 01/04/2013 | Not disclosed  | 3.57                        | n/a            |
| 34 - 34a                              | Bridge Street           | Morpeth     | NE61 1NL | 41       | 441       | Letting             | 01/06/2007 | 16             | Not disclosed               | n/a            |
| 36                                    | Bridge Street           | Morpeth     | NE61 1NL | 130      | 1,397     | Letting             | 01/10/2006 | 25             | Not disclosed               | n/a            |
| 34 - 34a                              | Bridge Street           | Morpeth     | NE61 1NL | 38       | 411       | Letting             | 01/10/2006 | 177            | Not disclosed               | n/a            |
| 28 - 32                               | Bridge Street           | Morpeth     | NE61 1NL | 265      | 2,853     | Letting             | 01/10/2004 | 240            | Not disclosed               | n/a            |
| Sanderson Arcade                      | Bridge Street           | Morpeth     | NE61 1NS | 48       | 515       | Letting             | 01/02/2012 | Not disclosed  | Not disclosed               | n/a            |
| Sanderson Arcade                      | Bridge Street           | Morpeth     | NE61 1NS | 67       | 717       | Letting             | 18/10/2011 | 613            | 14.95                       | n/a            |
| Sanderson Arcade                      | Bridge Street           | Morpeth     | NE61 1NS | 16       | 169       | Letting             | 01/02/2011 | 354            | 14.95                       | n/a            |
| Sanderson Arcade                      | Bridge Street           | Morpeth     | NE61 1NS | 47       | 507       | Letting             | 01/02/2011 | 354            | 14.95                       | n/a            |
| Sanderson Arcade                      | Bridge Street           | Morpeth     | NE61 1NS | 44       | 471       | Letting             | 01/02/2011 | 354            | 14.95                       | n/a            |
| Sanderson Arcade                      | Bridge Street           | Morpeth     | NE61 1NS | 30       | 326       | Letting             | 01/02/2011 | 354            | 14.95                       | n/a            |
| 25                                    | Bridge Street           | Morpeth     | NE61 1PE | 55       | 597       | Letting             | 08/12/2011 | 272            | Not disclosed               | n/a            |
| 10-10a                                | Chantry Place           | Morpeth     | NE61 1PJ | 122      | 1,311     | Letting             | 01/05/2012 | 203            | Not disclosed               | n/a            |
| 11                                    | Oldgate                 | Morpeth     | NE61 1PY | 123      | 1,325     | Letting             | 01/01/2011 | Not disclosed  | 7.08                        | n/a            |
| 11                                    | Oldgate                 | Morpeth     | NE61 1PY | 122      | 1,315     | Letting             | 04/10/2010 | 188            | 11.41                       | n/a            |
| 9 - 16                                | Telford Court           | Morpeth     | NE61 2DB | 261      | 2,808     | Letting             | 05/09/2014 | Not disclosed  | 11.5                        | n/a            |
| 9 - 16                                | Telford Court           | Morpeth     | NE61 2DB | 87       | 936       | Letting             | 25/06/2013 | Not disclosed  | 10                          | n/a            |
| 1 - 8                                 | Telford Court           | Morpeth     | NE61 2DB | 62       | 665       | Letting             | 01/04/2013 | 265            | 13.22                       | n/a            |
| 9 - 16                                | Telford Court           | Morpeth     | NE61 2DB | 87       | 936       | Letting             | 01/12/2011 | 827            | Not disclosed               | n/a            |
| 1 - 8                                 | Telford Court           | Morpeth     | NE61 2DB | 62       | 665       | Letting             | 01/11/2011 | Not disclosed  | Not disclosed               | n/a            |
| 1 - 8                                 | Telford Court           | Morpeth     | NE61 2DB | 62       | 665       | Letting             | 12/07/2010 | 320            | 16.11                       | n/a            |

APPENDIX 5  
OFFICE DEALS

| Building                               | Street           | Town             | Postcode | Size SqM | Size SqFt | Deal Type     | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|--|------------------|------------------|----------|----------|-----------|---------------|------------|----------------|-----------------------------|----------------|
| 9 - 16                                 | Telford Court    | Morpeth          | NE61 2DB | 87       | 936       | Letting       | 01/06/2010 | 279            | Not disclosed               | n/a            |
| 9 - 16                                 | Telford Court    | Morpeth          | NE61 2DB | 87       | 936       | Letting       | 28/10/2009 | 63             | 14.58                       | n/a            |
| 1 - 8                                  | Telford Court    | Morpeth          | NE61 2DB | 62       | 665       | Letting       | 16/11/2007 | 91             | Not disclosed               | n/a            |
| 1 - 8                                  | Telford Court    | Morpeth          | NE61 2DB | 62       | 665       | Letting       | 01/10/2008 | Not disclosed  | 15.36                       | n/a            |
| 1 - 8                                  | Telford Court    | Morpeth          | NE61 2DB | 62       | 665       | Letting       | 21/04/2008 | 26             | 15.8                        | n/a            |
| 1 - 8                                  | Telford Court    | Morpeth          | NE61 2DB | 62       | 665       | Letting       | 21/04/2008 | 26             | 15.8                        | n/a            |
| Unit 1a- 1j Pegswood Industrial Estate | Butchers Lane    | Morpeth          | NE61 6HZ | 46       | 495       | Letting       | 15/05/2014 | 1016           | Not disclosed               | n/a            |
|  |                  |                  |          | 4016     | 43195     |               |            |                |                             |                |
| 1c-1d                                  | Laburnum Terrace | Ashington        | NE63 0XX | 119      | 1,276     | Letting       | 26/01/2013 | 298            | 3.92                        | n/a            |
| 4-5a                                   | Laburnum Terrace | Ashington        | NE63 0XX | 56       | 602       | Letting       | 01/07/2012 | 212            | 8.31                        | n/a            |
| 6                                      | Esther Court     | Ashington        | NE63 8AP | 320      | 3,441     | Letting       | 01/04/2013 | Not disclosed  | 5                           | n/a            |
| 5a - 5b                                | Esther Court     | Ashington        | NE63 8AP | 92       | 992       | Letting       | 01/03/2011 | 756            | Not disclosed               | n/a            |
| 2                                      | Esther Court     | Ashington        | NE63 8AP | 240      | 2,584     | Letting       | 01/03/2011 | 756            | Not disclosed               | n/a            |
| 4                                      | Esther Court     | Ashington        | NE63 8AP | 190      | 2,047     | Letting       | 01/05/2010 | 1627           | Not disclosed               | n/a            |
| 9                                      | Esther Court     | Ashington        | NE63 8AP | 247      | 2,655     | Letting       | 01/07/2009 | 148            | 1                           | n/a            |
| 8                                      | Esther Court     | Ashington        | NE63 8AP | 233      | 2,503     | Freehold Sold | 01/07/2009 | 608            | n/a                         | 200,240        |
| 6                                      | Esther Court     | Ashington        | NE63 8AP | 317      | 3,416     | Letting       | 05/05/2009 | Not disclosed  | Not disclosed               | n/a            |
| 1                                      | Esther Court     | Ashington        | NE63 8AP | 224      | 2,416     | Letting       | 01/12/2008 | 1111           | Not disclosed               | n/a            |
| 5a - 5b                                | Esther Court     | Ashington        | NE63 8AP | 184      | 1,984     | Letting       | 01/05/2008 | 897            | Not disclosed               | n/a            |
| 6                                      | Esther Court     | Ashington        | NE63 8AP | 320      | 3,441     | Letting       | 17/07/2007 | 608            | Not disclosed               | n/a            |
| 8                                      | Esther Court     | Ashington        | NE63 8AP | 233      | 2,503     | Letting       | 17/07/2007 | 607            | Not disclosed               | n/a            |
| 2                                      | Esther Court     | Ashington        | NE63 8AP | 240      | 2,584     | Letting       | 17/07/2007 | 608            | Not disclosed               | n/a            |
| 9                                      | Esther Court     | Ashington        | NE63 8AP | 247      | 2,655     | Letting       | 17/07/2007 | 607            | Not disclosed               | n/a            |
| 7                                      | Esther Court     | Ashington        | NE63 8AP | 320      | 3,441     | Letting       | 17/07/2007 | 608            | Not disclosed               | n/a            |
| Wansbeck Business Park                 | Rotary Parkway   | Ashington        | NE63 8QZ | 25       | 269       | Letting       | 21/12/2012 | 52             | Not disclosed               | n/a            |
| Wansbeck Business Park                 | Rotary Parkway   | Ashington        | NE63 8QZ | 76       | 823       | Letting       | 28/02/2011 | 1269           | 10.57                       | n/a            |
| Wansbeck Business Park                 | Rotary Parkway   | Ashington        | NE63 8QZ | 15       | 160       | Letting       | 01/07/2009 | Not disclosed  | 12                          | n/a            |
| Wansbeck Business Park                 | Rotary Parkway   | Ashington        | NE63 8QZ | 15       | 160       | Letting       | 01/01/2009 | 481            | Not disclosed               | n/a            |
| Wansbeck Business Park                 | Rotary Parkway   | Ashington        | NE63 8QZ | 15       | 160       | Letting       | 01/11/2008 | 420            | Not disclosed               | n/a            |
| Wansbeck Business Park                 | Rotary Parkway   | Ashington        | NE63 8QZ | 81       | 875       | Letting       | 01/11/2008 | 420            | Not disclosed               | n/a            |
| Wansbeck Business Park                 | Rotary Parkway   | Ashington        | NE63 8QZ | 379      | 4,083     | Letting       | 01/10/2008 | 389            | Not disclosed               | n/a            |
| Wansbeck Business Park                 | Rotary Parkway   | Ashington        | NE63 8QZ | 246      | 2,650     | Letting       | 31/07/2008 | 985            | 4.01                        | n/a            |
| 99                                     | Station Road     | Ashington        | NE63 8RS | 99       | 1,069     | Freehold Sold | 01/04/2014 | 159            | n/a                         | 46,000         |
| 95 - 95a                               | Station Road     | Ashington        | NE63 8RS | 47       | 505       | Letting       | 31/01/2013 | 831            | 5.94                        | n/a            |
| 1                                      | Woodhorn Road    | Ashington        | NE63 9AS | 131      | 1,415     | Freehold Sold | 01/12/2013 | 247            | n/a                         | 40,000         |
| Reiverdale House                       | Station Road     | Ashington        | NE63 9GH | 398      | 4,280     | Letting       | 30/09/2011 | Not disclosed  | 5.5                         | n/a            |
|  |                  |                  |          | 5109     | 54989     |               |            |                |                             |                |
| Former Police Station                  | Woodlea          | Newbiggin By The | NE64 6HJ | 165      | 1,778     | Freehold Sold | 01/01/2014 | 761            | n/a                         | Not disclosed  |
| Newbiggin Bankhouse Social Club        | Front Street     | Newbiggin By The | NE64 6NU | 223      | 2,400     | Letting       | 20/01/2012 | 695            | 5                           | n/a            |
| 30                                     | Front Street     | Newbiggin By The | NE64 6PL | 244      | 2,631     | Freehold Sold | 31/01/2012 | 112            | n/a                         | Not disclosed  |
|  |                  |                  |          | 632      | 6809      |               |            |                |                             |                |
| Drill Hall                             | Scott Street     | Amble            | NE65 0NU | 231      | 2,485     | Freehold Sold | 04/10/2010 | 86             | n/a                         | 75,000         |
| 21 - 23                                | Bridge Street    | Amble            | NE65 0XB | 331      | 3,567     | Letting       | 01/05/2007 | 41             | Not disclosed               | n/a            |
|  |                  |                  |          | 562      | 6052      |               |            |                |                             |                |
| Former Rothbury Police Station         | Croft Road       | Rothbury         | NE65 7QU | 76       | 813       | Freehold Sold | 18/06/2012 | 508            | n/a                         | 85,000         |



APPENDIX 5  
OFFICE DEALS

| Building                      | Street                        | Town             | Postcode | Size SqM      | Size SqFt     | Deal Type          | Event Date | Days on market | Achieved Rent (£ per Sq Ft) | Sale Price (£) |
|-------------------------------|-------------------------------|------------------|----------|---------------|---------------|--------------------|------------|----------------|-----------------------------|----------------|
|                               |                               |                  |          | 76            | 813           |                    |            |                |                             |                |
| 24                            | Fenkle Street                 | Alnwick          | NE66 1HR | 237           | 2,547         | Letting            | 05/04/2012 | 540            | 4.71                        | n/a            |
| 68 - 72                       | Bondgate Within               | Alnwick          | NE66 1JD | 375           | 4,033         | Letting            | 03/01/2011 | 268            | Not disclosed               | n/a            |
| 2                             | Clayport Street               | Alnwick          | NE66 1JU | 47            | 511           | Letting            | 17/07/2014 | 14             | 9.39                        | n/a            |
| 3,4 & 5                       | Clayport Street               | Alnwick          | NE66 1JU | 29            | 308           | Letting            | 01/04/2012 | 494            | 9.74                        | n/a            |
| 21                            | Bondgate Without              | Alnwick          | NE66 1PR | 29            | 313           | Letting            | 07/01/2011 | 310            | 19.17                       | n/a            |
| Bondgate Hall                 | Dovecote Road                 | Alnwick          | NE66 1PX | 1,018         | 10,959        | Freehold Sold      | 26/10/2011 | 48             | n/a                         | 500,000        |
| 39                            | Bondgate Within               | Alnwick          | NE66 1SX | 32            | 344           | Letting            | 16/08/2010 | 166            | 6.98                        | n/a            |
| 8                             | Bondgate Within               | Alnwick          | NE66 1TD | 149           | 1,600         | Letting            | 28/06/2012 | Not disclosed  | 6.36                        | n/a            |
| 32 - 34                       | Bondgate Within               | Alnwick          | NE66 1TD | 88            | 950           | Letting            | 08/12/2010 | 480            | 2.89                        | n/a            |
| 34-38                         | Green Batt                    | Alnwick          | NE66 1TU | 470           | 5,060         | Freehold Sold      | 05/11/2010 | 335            | n/a                         | 350,000        |
| Court House                   | Prudhoe Street                | Alnwick          | NE66 1UJ | 2,526         | 27,186        | Freehold Sold      | 01/03/2013 | 357            | n/a                         | Not disclosed  |
| Greensfield Court             | Greensfield Industrial Estate | Alnwick          | NE66 2DE | Not disclosed | Not disclosed | Auction Sale       | 04/12/2000 | Not disclosed  | n/a                         | 360,000        |
| Units 7-9                     | Cawledge Business Park        | Alnwick          | NE66 2HT | 224           | 2,407         | Letting            | 23/08/2013 | 2219           | 3.95                        | n/a            |
| Units 1-3                     | Cawledge Business Park        | Alnwick          | NE66 2HT | 224           | 2,407         | Letting            | 01/11/2011 | 1559           | 3.95                        | n/a            |
| Units 10-12                   | Cawledge Business Park        | Alnwick          | NE66 2HT | 172           | 1,852         | Letting            | 09/09/2011 | 1505           | 4.59                        | n/a            |
| Units 10-12                   | Cawledge Business Park        | Alnwick          | NE66 2HT | 265           | 2,848         | Letting            | 01/08/2010 | 1101           | 9.66                        | n/a            |
| Units 7-9                     | Cawledge Business Park        | Alnwick          | NE66 2HT | 172           | 1,852         | Letting            | 30/07/2010 | 1099           | 4.32                        | n/a            |
| Units 10-12                   | Cawledge Business Park        | Alnwick          | NE66 2HT | 172           | 1,852         | Letting            | 01/05/2010 | 1009           | 5.4                         | n/a            |
| Units 4-6                     | Cawledge Business Park        | Alnwick          | NE66 2HT | 264           | 2,847         | Letting            | 31/07/2009 | 735            | 12.5                        | n/a            |
| Units 1-3                     | Cawledge Business Park        | Alnwick          | NE66 2HT | 265           | 2,848         | Letting            | 30/04/2009 | 643            | 9.04                        | n/a            |
| Units 7-9                     | Cawledge Business Park        | Alnwick          | NE66 2HT | 172           | 1,852         | Freehold Sold      | 29/04/2008 | 277            | n/a                         | 270,000        |
| Hampden Terrace Coach House   | Belvedere Terrace             | Alnwick          | NE66 2NX | 305           | 3,283         | Freehold Sold      | 03/09/2012 | 159            | n/a                         | 296,102        |
| 28a                           | Grange Road                   | Alnwick          | NE66 2XN | 182           | 1,954         | Freehold Sold      | 01/03/2013 | 556            | n/a                         | 70,000         |
|                               |                               |                  |          | 7,417         | 79,813        |                    |            |                |                             |                |
| 65                            | Marygate                      | Berwick Upon Twe | TD15 1BA | 80            | 860           | Letting            | 01/11/2005 | 5              | Not disclosed               | n/a            |
| 109                           | Marygate                      | Berwick Upon Twe | TD15 1BH | 147           | 1,585         | Freehold Sold      | 05/12/2004 | Not disclosed  | n/a                         | 220,000        |
| 22-33                         | Woolmarket                    | Berwick Upon Twe | TD15 1DH | 150           | 1,618         | Letting            | 16/01/2012 | 130            | Not disclosed               | n/a            |
| Norham House, 15              | Walkergate                    | Berwick Upon Twe | TD15 1DS | 204           | 2,195         | Letting            | 30/01/2009 | 101            | 2.73                        | n/a            |
| The Chandlery                 | Quayside                      | Berwick Upon Twe | TD15 1HE | 36            | 388           | Letting            | 01/08/2014 | 770            | Not disclosed               | n/a            |
| The Chandlery                 | Quayside                      | Berwick Upon Twe | TD15 1HE | 54            | 580           | Letting            | 01/08/2014 | 566            | Not disclosed               | n/a            |
| The Chandlery                 | Quayside                      | Berwick Upon Twe | TD15 1HE | 99            | 1,067         | Letting            | 05/08/2012 | 44             | Not disclosed               | n/a            |
| The Chandlery                 | Quayside                      | Berwick Upon Twe | TD15 1HE | 113           | 1,217         | Letting            | 01/07/2011 | Not disclosed  | 9.04                        | n/a            |
| The Chandlery                 | Quayside                      | Berwick Upon Twe | TD15 1HE | 54            | 580           | Letting            | 01/03/2011 | 72             | 9.83                        | n/a            |
| William Elder Building, 56-58 | Castlegate                    | Berwick Upon Twe | TD15 1JT | 530           | 5,700         | Freehold with VP S | 13/10/2004 | Not disclosed  | n/a                         | 402,000        |
| Unit 1 Ramparts Business Park | Windmill Way                  | Berwick Upon Twe | TD15 1TA | 567           | 6,100         | Letting            | 03/11/2009 | Not disclosed  | 11.5                        | n/a            |
| Unit 17 A-D                   | Windmill Way                  | Berwick Upon Twe | TD15 1TB | 209           | 2,250         | Letting            | 05/01/2010 | 640            | Not disclosed               | n/a            |
| Unit 17 A-D                   | Windmill Way                  | Berwick Upon Twe | TD15 1TB | 209           | 2,250         | Letting            | 23/07/2009 | 474            | Not disclosed               | n/a            |
| Unit 17 A-D                   | Windmill Way                  | Berwick Upon Twe | TD15 1UN | 116           | 1,250         | Letting            | 01/10/2011 | Not disclosed  | Not disclosed               | n/a            |
| Unit 1 Ramparts Business Park |                               | Berwick Upon Twe | TD15 1UN | 567           | 6,100         | Letting            | 03/11/2008 | Not disclosed  | 11.5                        | n/a            |
| Unit 1                        | Windmill Way                  | Berwick Upon Twe | TD15 1UN | 567           | 6,100         | Letting            | 03/11/2008 | 212            | 11.5                        | n/a            |
| The Kingdom Hall              | West End                      | Berwick Upon Twe | TD15 2HE | 342           | 3,680         | Freehold Sold      | 17/11/2011 | 70             | n/a                         | Not disclosed  |
|                               |                               |                  |          | 4044          | 43520         |                    |            |                |                             |                |
|                               |                               |                  |          | 58,336        | 627,892       |                    |            |                |                             |                |



## Northumberland Property Demand Survey

### 1. NAME & ADDRESS

Business Name

Postcode

Town

Contact Name

E-mail address



## Northumberland Property Demand Survey

### 2. YOUR BUSINESS

What is the nature of the business activity at these premises?

How many people work for your organisation at this address?

Full Time

Part Time

Total

Where is the head office of the business?

Approximately what percentage of your custom is accounted for by the following markets?

Local

Elsewhere in Northumberland

Elsewhere in North East England

Elsewhere in UK

International



## Northumberland Property Demand Survey

### 3. YOUR CURRENT PREMISES

What type of property does your firm predominantly occupy?

- ☐ Heavy industrial factory (not suited to sites adjoining sensitive uses such as residential)
- ☐ Light industrial factory (suited to sites adjoining sensitive uses such as residential)
- ☐ Warehouse/distribution unit
- ☐ Compound
- ☐ Office
- ☐ Shop
- ☐ Work from home

Other (please specify)

What size are your business premises?

- ☐ < 50 sq m (< 540 sq ft)
- ☐ 500 - 1,000 sq m (5,380 - 10,800 sq ft)
- ☐ 50 - 100 sq m (540 - 1,080 sq ft)
- ☐ 1,000 - 2,000 sq m (10,800 - 21,500 sq ft)
- ☐ 100 - 250 sq m (1,080 - 2,690 sq ft)
- ☐ 2,000 - 5,000 sq m (21,500 - 53,800 sq ft)
- ☐ 250 - 500 sq m (2,690 - 5,380 sq ft)
- ☐ > 5,000 sq m (> 53,800 sq ft)

Site Size (please specify)

What is your tenure?

- ☐ Freehold / Ground Lease
- ☐ Lease / Licence



## Northumberland Property Demand Survey

#### 4. YOUR CURRENT PREMISES (2)

How well do the buildings and site meet your space requirements?

- ☐ Too little space
- ☐ About the right amount of space
- ☐ Too much space

How would you rate the following factors?

|  | Very Poor             | Poor                  | Satisfactory          | Good                  | Excellent             |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| The quality of your premises                                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| The area surrounding your premises                           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| The quality of life  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Availability of housing for employees                        | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Quality of local road network                                | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Public transport accessibility                               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| The skills and qualifications of the available labour supply | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Access to your customers                                     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Access to supply chains                                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Access to ports / airports                                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Quality of IT infrastructure (broadband / mobile coverage)   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Quality of utilities infrastructure                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |



#### Northumberland Property Demand Survey

#### 5. YOUR FUTURE PREMISES REQUIREMENTS

Do you expect to take alternative or additional premises in the next:

- ☐ 0-2 years ☐ 6-10 years
- ☐ 3-5 years ☐ No premises requirement in next 10 years



#### Northumberland Property Demand Survey

#### 6. LOCATION OF FUTURE PREMISES REQUIREMENTS

Where would you choose to locate these premises?

- ☐ Within this town ☐ Elsewhere in Northumberland  
☐ Elsewhere within local area (25 mile radius) ☐ Tyne & Wear

Elsewhere (please specify)

If you would only consider a specific location, please select from list below.

- |                                  |                                   |                                 |
|----------------------------------|-----------------------------------|---------------------------------|
| <input type="radio"/> Alnwick    | <input type="radio"/> Berwick     | <input type="radio"/> Hexham    |
| <input type="radio"/> Amble      | <input type="radio"/> Blyth       | <input type="radio"/> Morpeth   |
| <input type="radio"/> Ashington  | <input type="radio"/> Cramlington | <input type="radio"/> Ponteland |
| <input type="radio"/> Bedlington | <input type="radio"/> Haltwhistle | <input type="radio"/> Prudhoe   |

Other (please specify)



## Northumberland Property Demand Survey

### 7. YOUR FUTURE PREMISES REQUIREMENTS (2)

What size of premises would you require?

- |  |  |
|--|--|
| <input type="radio"/> < 50 sq m (< 540 sq ft)              | <input type="radio"/> 500 - 1,000 sq m (5,380 - 10,800 sq ft)    |
| <input type="radio"/> 50 - 100 sq m (540 - 1,080 sq ft)    | <input type="radio"/> 1,000 - 2,000 sq m (10,800 - 21,500 sq ft) |
| <input type="radio"/> 100 - 250 sq m (1,080 - 2,690 sq ft) | <input type="radio"/> 2,000 - 5,000 sq m (21,500 - 53,800 sq ft) |
| <input type="radio"/> 250 - 500 sq m (2,690 - 5,380 sq ft) | <input type="radio"/> > 5,000 sq m (> 53,800 sq ft)              |

Site size (please specify)

What type of premises would you require?

- |   |  |
|---|--|
| <input type="radio"/> Heavy industrial factory      | <input type="radio"/> Office           |
| <input type="radio"/> Light industrial factory      | <input type="radio"/> Shop             |
| <input type="radio"/> Warehouse / distribution unit | <input type="radio"/> Live / work unit |
| <input type="radio"/> Compound                      |  |

Other (please specify)



## Northumberland Property Demand Survey

## 8. SPECIFICATION OF INDUSTRIAL PREMISES

What eaves height would you require?

- ☐ < 4 m (13 ft)      ☐ 6 - 9 m (20 - 30 ft)
- ☐ 4 - 6 m (13 - 20 ft)      ☐ > 9m (30 ft)

What office content would you require?

- ☐ 0%      ☐ 20%
- ☐ 10%      ☐ 30%

Other (please specify)

Would you require external storage?

- ☐ Yes      ☐ No



Northumberland Property Demand Survey

## 9. SPECIFICATION OF PREMISES

What IT infrastructure would your business require?

Would you require your premises to have any other specific features?

How important would the energy efficiency of the premises be?

- ☐ Not Important      ☐ Quite Important      ☐ Very Important



Northumberland Property Demand Survey

## 10. OBSTACLES TO EXPANSION

What do you see as the obstacles to the expansion of your business in Northumberland?

|  | Not an Obstacle       | Minor Obstacle        | Major Obstacle        |
|--|-----------------------|-----------------------|-----------------------|
| Finding premises of a suitable size        | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Finding premises of suitable specification | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Cost of premises                           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Lack of development land                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Costs of development                       | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Market conditions                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Raising finance                            | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Access to grant assistance                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Planning policies                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Quality of surrounding area                | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Remoteness from customers                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Remoteness from supply chain               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Remoteness from R & D facilities           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Remoteness from universities               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Access to port                             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Access to airport                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Access to public transport                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Access to motorway network                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Access to services (eg shop, cafe, creche) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Labour shortages                           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Skills shortages                           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Broadband connectivity                     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Mobile phone coverage                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Mains gas supply                           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Other Obstacles (please specify)

Do you have any other comments regarding Northumberland as a business location?





## GLOSSARY

|       |  |
|-------|--|
| ELR   | Employment Land Review   |
| EZ    | Enterprise Zone  |
| FRI   | Full repair and insuring. Under the terms of the lease the tenant is liable for internal & external repairs and for insuring the property. |
| Ha    | hectare  |
| IRI   | Internal repair and insuring. Under the terms of the lease the tenant is liable for internal repairs and for insuring the property.        |
| LEP   | Local Enterprise Partnership   |
| NECC  | North East Chamber of Commerce   |
| NELEP | North East Local Enterprise Partnership  |
| psf   | per square foot  |
| sq ft | square foot  |
| sq m  | square metre   |
| VOA   | Valuation Office Agency values non-domestic properties for business rates purposes.  |