

DIVERSIFICATION

Changing the way our clients generate income

Summer 2023

BANKIER SLOAN have for over 38 years advised on issues relating to industrial, retail and office premises and we have worked extensively with many landowners looking to diversify in the ever-changing market in which we all work. To our initial surprise, 3 years ago, the covid-pandemic saw an increase in demand for rural workshops and offices as many sought to relocate from more urban locations or in some cases individuals acquired local premises from which to launch new enterprises in a world where a city / town location had become much less important.

Why have premises in London, Oxford or Coventry when Tysoe, Milton-under-Wychwood, Napton, Fenny Compton or Shenington would for example work even better?



BANKIER SLOAN
Chartered Surveyors
www.centre-p.co.uk

Celebrating
1984 **39** 2023
Years

OUR EXPERIENCE is your gain.

Over 36 years ago we assisted in obtaining planning in South Northants on a farm when diversification was almost unknown. Since then we have continued to act for the landowners of the site, now a successful rural industrial location, which continues to generate good income. We know nothing about sheep, pigs, cows or crops, stewardships schemes or subsidies but we know how to manage and generate income from rural buildings, so please if you're considering diversification please make contact.

Ian B. Sloan FRICS

All initial visits are free. Please see www.centre-p.co.uk



Rural Office



Café and
Furniture Shop



Proposed
Workshop

BANKIER SLOAN **CHARTERED SURVEYORS**

Acquisitions: Sales: Lettings: Lease Renewals: Rent Reviews: Planning: Rating: Management
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Music Festivals

BANKIER SLOAN have advised many landowners over recent years in connection with Business Rates on Music Festival sites. It comes as a surprise to many that such payments are demanded by local councils from landowners who have diversified into this sector. For some basic information please see:

https://www.centre-p.co.uk/Business_rates_festival_sites.pdf

Small Business Rates Relief

BANKIER SLOAN are known nationally for providing assistance on Small Business Rates Relief and any landowners seeking guidance may wish to view these two links.

The first provides basic guidance.

www.centre-p.co.uk/Small_Business_Rates_Relief_2023_2024.pdf

The second a more detailed look at the history of this relief which can in many locations still be claimed back many years. See

www.centre-p.co.uk/Small_Business_Rates_Relief.pdf

Monthly Newsletters

We have published since 2002 a monthly e-newsletter, originally sent to just 46 clients our circulation is now over 4,700. If you would like to be added to our mailing list, please simply e-mail reception@centre-p.co.uk and type **YES PLEASE** in the subject box and you will be added automatically. To see recent editions of OUTLOOK (going back 12 years!) please click <https://www.centre-p.co.uk/LATESTNEWSMAIN.htm>

References: If you're interested in finding out more and need some reassurance, please call our office or you're welcome to contact any of our clients for a reference. Here are just some <https://www.centre-p.co.uk/REFERENCES.pdf>

CLASS Q Planning and Change of Use. All farmers are aware that a Change of Use planning application is easier to obtain now than in the past. Whilst many seek to change to residential use our involvement only ever relates to business use, and we always recommend site owners work with planning consultants who have been successfully through this process; we work alongside a number of such personnel as we believe it much better in the long-term to get the correct planning permission before owners make any major investment. Class Q came in following 2015 legislation and there are restrictions which apply; the two which often catch owners out relate to premises in Areas of Outstanding Natural Beauty and the requirement that a barn needs to have been used for agriculture use for at least 10 years. Sometimes it is better to simply apply for a traditional Change of Use than apply for a Class Q permission.

OPEN STORAGE: There is regular demand for fenced yards and many landowners are delighted at the rent levels obtained for what in many cases is a redundant fenced concrete base!



Music Festival Site



Fitness Centre



Distribution / storage



Storage Units



Rural Office

FARM DIVERSIFICATION

Below are examples of some of the many properties we have advised on, and in many cases continue to manage

FARM DIVERSIFICATION



**Warehouse / Storage,
Sutton-under-Brailes.**

4,500 sq ft. £18,000 per annum.

https://www.centre-p.co.uk/To_Let_Rural_Workshop_Sutton_under_Brailes_Banbury.pdf



2,500 sq ft Workshop.

Gateridge Farm, Croughton, Brackley.

New Lease. £16,000 plus VAT per annum.

https://www.centre-p.co.uk/Workshop_to_let_Croughton.pdf



**Potential Café and Tourist Centre
Mount Farm Park, Ratley**

New Lease. £20,000 per annum

https://www.centre-p.co.uk/To_Let_Potential_Cafe_and_Tourist_Centre_Ratley.pdf



**3,000 sq ft Workshop / Warehouse Fenny
Compton.**

New lease. £24,000 p.a.

https://www.centre-p.co.uk/Workshop_to_let_Fenny_Compton.pdf



FENCED YARD

Clifton Road, Deddington.

New Lease. £15,000 plus VAT per annum.

Approximately 7,000+ sq ft (105' x 70').

https://www.centre-p.co.uk/Fenced%20Yard_to_let_Clifton_Road_Deddington.pdf



Warehouse / Storage.

Kings Sutton. £12,000 p.a.

https://www.centre-p.co.uk/To_Let_Warehouse_Storage_Kings_Sutton.pdf

For a full list of Available Properties please see:

<https://www.centre-p.co.uk/availableproperties.htm>

Coffee in the Cotswolds and surrounding areas

SUMMER 2023

BANKIER SLOAN produce a guide promoting local coffee houses this can be found by clicking:
www.centre-p.co.uk/Coffee_in_the_Cotswolds_.pdf



12 Pages
65 Establishments

Local Maps

North Cotswolds and surrounding locations

We have over the years been asked on a number of occasions by individual businesses for permission to use these maps for identifying a business location for the benefit of their clients / customers. We have always given our permission and therefore we thought we would bring together these maps and make them available for any local business to use. Please note that if you use any map, we ask you ensure the four lines which state clearly that permission has been given are left in place. At the end of the file you will see some examples of how we have used these maps for the benefit of our clients.

See

www.centre-p.co.uk/maps.pdf

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Two Workshop Units Lower Tysoe, CV35 0BU



Newly Constructed B1, B2 & B8 Planning Permission 2,090 sq ft and 3,150 sq ft. six-year lease, with three year rent reviews, at initial rents of £15,700 plus VAT per annum and £23,600 plus VAT per annum.

https://www.centre-p.co.uk/To_let_workshop_Tysoe.pdf

More examples of Diversification

