

## APPENDIX 1 – LAND HOLDINGS REVIEW PHASE 5 BY PROPERTY

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**Site 1 – Land, Pasture Gate, Mires Lane, Thorpe (ex car park)**



Indicative Plan only

**Plan - Area outlined in red, yellow shading right of way retained for DDDC**

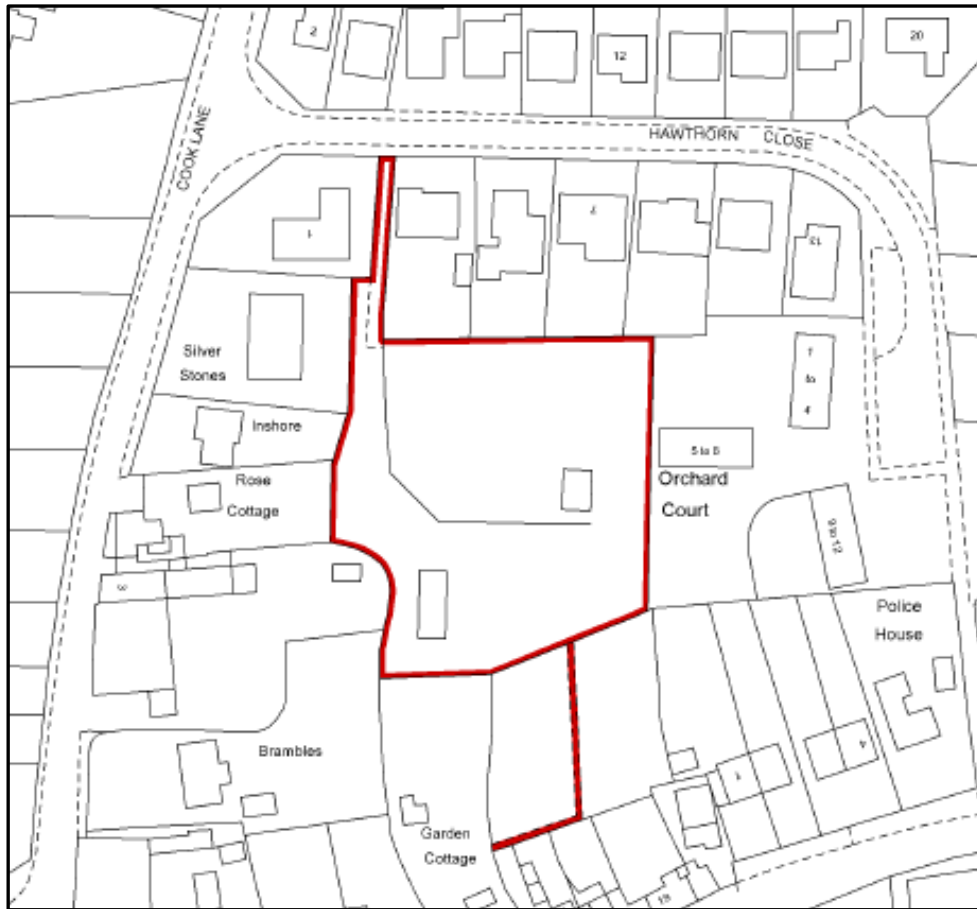
## LAND HOLDINGS REVIEW

### SITE NO. 1

ADDRESS	Land, Pasture Gate, Mires Lane, Thorpe Reference : A/00219 07/0370
REQUEST RECEIVED	National Trust (NT) have requested the Community Asset Transfer (CAT) of this site as it is an important access route for their fields to the rear including Thorpe Cloud.
DESCRIPTION/LOCATION	<p>The property is an open area of land of approx. 0.04 Ha (0.09 acre) that rises gently from its frontage at Mires Lane to the rear of the site. It was previously used as a P&amp;D car park by DDDC and is surfaced with a concrete grass grid.</p> <p>The area is registered as a Village Green by Thorpe Parish Council during the late 1960s.</p> <p>The land provides access for the NT fields to the rear, a public right of way and access to Pasture Gate Cottage is currently being negotiated following a claim lodged with Land Registry.</p>
OWNERSHIP	Freehold owned by DDDC under title DY489230 under possessory title.
LEGAL COVENANTS RESTRICTIONS	<p>There are no restrictive or legal covenants affecting the land.</p> <p>As the property is registered as a village green any consents required prior to transfer will be requested.</p> <p>Public Open Space (POS) advertising will also be undertaken and considered prior to the transfer being completed.</p>
PLANNING	Comes under Peak Park Joint Planning Board
MAINTENANCE	TBC
HEALTH & SAFETY/RISKS	N/A
CLIMATE CHANGE	There is no major change in use of the site proposed and so no significant impacts likely.

OFFICER COMMENT	<p>This site is currently not used and does not have an obvious operational use. It was previously used as P&amp;D car park for non-residents.</p> <p>The registration as a village green and rights of way should ensure that the area is retained as a community asset for the benefit of Thorpe residents.</p> <p>Derbyshire County Council (DCC) has recently digitised the village green register and has included part of the public conveniences as village green. The accuracy of this is currently being discussed with DCC.</p> <p>In considering the transfer a small strip of land will be retained to ensure that the adjoining building can be maintained. Vehicular access for all purposes should be retained to the adjoining DDDC land.</p> <p>Thorpe Parish Council are not interested in a CAT of the site and have been keen to have NT access rights formalised.</p>
RECOMMENDATION	<p>The site to be transferred at peppercorn consideration (undervalue transaction).</p> <p>Given the site is registered as a village green restrictions on its future use are not considered necessary.</p> <p>It will be transferred in existing condition and encumbrances.</p> <p>As a CAT each party are to pay their own legal and surveying costs.</p>

**Site 2 – Doveridge Bowls Club, Hawthorn Close, Doveridge**



Indicative plan only  
**Plan - Area outlined in red**

## LAND HOLDINGS REVIEW

### SITE NO. 2

ADDRESS	Doveridge Bowls Club, Hawthorn Close, Doveridge  Reference : A/00363 07/0357
REQUEST RECEIVED	Doveridge Parish Council (DPC) have requested the Community Asset Transfer (CAT) of this site to enable the development of community use as a bowling club and allotments.
DESCRIPTION/LOCATION	The property is a level area with narrow entrance from Hawthorn Close and is approx. 0.81 acre (0.4 Ha). It includes a footpath that runs to a playground to the south.
OWNERSHIP	Freehold owned by DDDC under title DY426097.
LEGAL COVENANTS RESTRICTIONS	The Title Register does not record any restrictive or other covenants affecting or benefitting the land.  There is currently an agreement dated 21 December 1978 in favour of Doveridge Parish Council at a peppercorn rental.
PLANNING	N/A
MAINTENANCE	Currently maintained and managed by DPC
HEALTH & SAFETY/RISKS	N/A
CLIMATE CHANGE	There is no major change in use of the site proposed so no significant impacts likely.  Further development of the allotments could have a positive impact, in terms of increased the production of locally grown food.
OFFICER COMMENT	This site is currently held by DPC under a lease which is being held over.  Land is currently used as bowls club and allotments (community use).

	<p>When transferred it is considered that DPC will be able to further develop this area as a community asset.</p>
<p>RECOMMENDATION</p>	<p>The freehold of the site to be transferred at peppercorn consideration (undervalue transaction).</p> <p>The usual restrictions on title and to protect so it is retained as a community asset.</p> <p>It will be transferred in existing condition and encumbrances.</p> <p>As a CAT each party pay for their own legal and surveying costs.</p>

**Site 3 – Doveridge Pond and adjoining land, Church Lane, Doveridge**



Indicative Plan only  
Plan - Land outlined in red



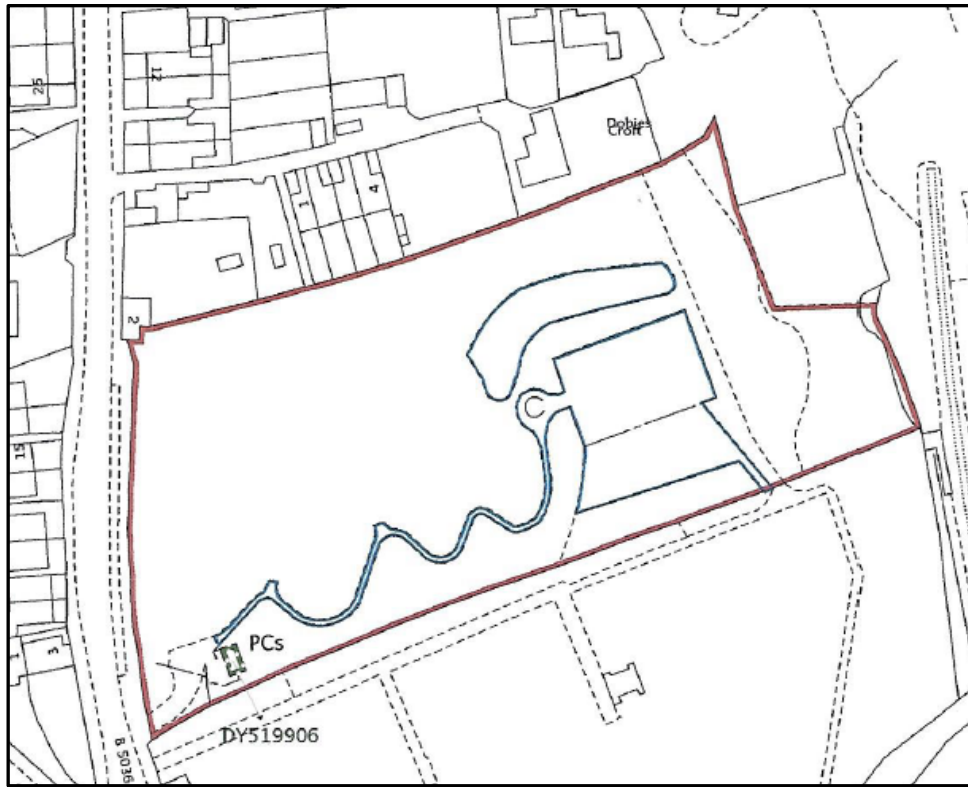
## LAND HOLDINGS REVIEW

### SITE NO. 3

ADDRESS	<p>Doveridge Pond and adjoining land, Church Lane, Doveridge</p> <p>Reference No : A/00364 05/0262</p>
REQUEST RECEIVED	<p>Doveridge Parish Council (DPC) have requested the freehold transfer of the land so it can further develop the wildflower meadow established near the pond and erect a viewing platform around pond as requested in a resident survey.</p> <p>DPC would like this area to remain a natural area for the enjoyment of residents (community use).</p>
DESCRIPTION/LOCATION	<p>The property has three road frontages; Church Lane, Park Crescent and Cook Lane in a residential area. Approximately half the site consists of a large pond and the remainder is a wooded area.</p> <p>The property is 1.55 acres (0.6 Ha)</p>
OWNERSHIP	<p>Freehold owned by Derbyshire Dales District Council under title DY421698.</p>
LEGAL COVENANTS RESTRICTIONS	<p>The land was gifted to DDDC and contains a restriction described as a gift in perpetuity for the purpose of an exercise and recreation ground. Additional enquiries are required in relation to this to determine if there is trust status.</p> <p>The conveyance to DDDC indicates a sewer which would now be adopted by the water authority. The area also contains a number of Sustainable Drainage Systems (SuDS) and an overflow drain.</p> <p>Public Open Space (POS) advertising will also be undertaken and considered prior to the transfer being completed.</p>
PLANNING	<p>N/A</p>

MAINTENANCE	TBC
HEALTH & SAFETY/RISKS	The large pond is a potential high risk area that requires active management.
CLIMATE CHANGE	<p>There is no major change in use of the site proposed so no significant impacts likely.</p> <p>The indicative plans of DPC seek to improve the natural habitat on site and may have a positive climate change impact in the longer term.</p>
OFFICER COMMENT	<p>This area has no current operational use but does provide open space and natural habitat in a residential area.</p> <p>DPC have some reservations about taking on the wooded area due to the age and condition of large trees. A survey of the trees will be undertaken prior to transfer.</p> <p>If taken on by DPC closer management may improve the existing facility for residents.</p>
RECOMMENDATION	<p>The freehold of the site to be transferred at peppercorn consideration (undervalue transaction).</p> <p>The usual restrictions on title and to protect so it is retained as a community asset.</p> <p>It will be transferred in existing condition and encumbrances.</p> <p>As a CAT each party pay for their own legal and surveying costs.</p>

**Site 4 – Part Fanny Shaw Recreation Ground, Cromford Road,  
Wirksworth**



Indicative plan only

**Plan - Area outlined in blue, Recreation Ground outlined in red**

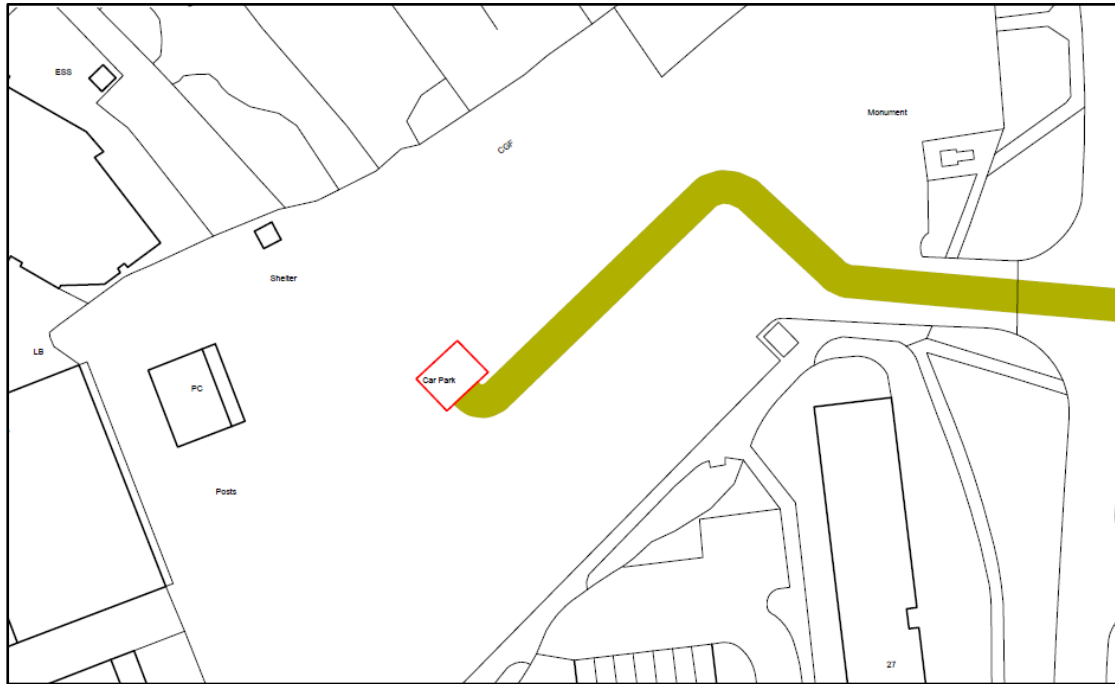
## LAND HOLDINGS REVIEW

### SITE NO. 4

ADDRESS	<p>Fanny Shaw Recreation Ground, Cromford Road, Wirksworth</p> <p>Reference No : A/00273 05/0115 L/00011</p>
REQUEST RECEIVED	<p>Wirksworth Regeneration and Development CIC (No 04657401 - aka NOW) have requested an extension and update of their existing lease so they can apply for grant funding and update the existing skate park facility.</p>
DESCRIPTION/LOCATION	<p>The property is located on the west side of Cromford Road and the skate park is currently located at the rear of the park with a long footpath providing access from Cromford Road.</p> <p>The existing lease held by NOW on the skate park facility commenced in May 2011 and expires in May 2032.</p> <p>The leased area is 0.45 acre (0.2 hect)</p>
OWNERSHIP	<p>Freehold owned by DDDC under title DY452257.</p> <p>Existing leasehold interest of NOW is registered as DY459218</p>
LEGAL COVENANTS RESTRICTIONS	<p>Fanny Shaw Recreation Ground is held by DDDC as sole Trustee. Additional enquiries will be made as part of the sale process.</p> <p>Public Open Space (POS) advertising will also be undertaken and considered prior to the transfer being completed.</p> <p>There is currently a charge registered against the leasehold title in favour of the English Sports Council. This charge and any new charge that English Sports Council they require will need to be addressed as part of the transaction.</p>

PLANNING	N/A
MAINTENANCE	The existing maintenance and inspections of the skate park are carried out by NOW with assistance of Wirksworth Town Council under the terms of the existing lease.
HEALTH & SAFETY/RISKS	N/A
CLIMATE CHANGE	There is no major change in use of the site proposed so no significant impacts are likely.
OFFICER COMMENT	Granting a long lease to NOW will enable funds to be raised and the facility upgraded so planning permission granted on 5 July 2021 21/00648/FUL be implemented. It is understood that NOW have made progress in applications for funds and the scheme is achievable.
RECOMMENDATION	<p>Subject to POS advertising NOW to be granted new 25 year lease at peppercorn rent (undervalue transaction) on similar terms to the existing lease and modernised to account for changes in legal requirements.</p> <p>As a CAT each party is to pay for their own legal and surveying expenses.</p>

**Site 5 – Part Shawcroft car park, Park Road, Ashbourne**



Indicative plan only

**Plan - Area outlined in red lease area, yellow shading right of way**

ADDRESS	Shawcroft Car Park, Park Road, Ashbourne  Reference No : A/00251 05/0112
REQUEST RECEIVED	Ashbourne Royal Shrovetide Football Committee (ARSFC) requested the relocation of the plinth used to turn the ball up from the edge of the car park to the centre of the car park.
DESCRIPTION/LOCATION	Shawcroft car park is located in the centre of Ashbourne and is the main car park for the town centre. The car park is well surfaced and re-lined within the last 5 years and provides 191 car parking spaces and the public conveniences.  The new plinth and area to be subject of the lease is located in the centre of the car park.
OWNERSHIP	Freehold owned by DDDC under title DY395355.
LEGAL COVENANTS RESTRICTIONS	A full title check will be completed as part of this disposal.
PLANNING	Planning for the new location of the plinth was granted under 20/00934/FUL.
MAINTENANCE	N/A
HEALTH & SAFETY/RISKS	TBC
CLIMATE CHANGE	There is no major change in use of the site proposed so no significant impacts likely.
OFFICER COMMENT	The existing plinth has been demolished and replaced by two new car parking spaces. These will replace the two spaces where the new plinth has been built. The car park team have reviewed the proposal and ensured that there is no loss of car parking.  The plinth is an important part of the Shrovetide event and the organisers have advised that historically the turning up of the ball was in the centre of the car park.  The lease being offered will ensure that ARSC will remain responsible for the structure and its use. It is envisaged that the lease will be in

	place prior to the commencement of the 2023 game or a tenancy at will be agreed as a temporary measure.
RECOMMENDATION	<p>A new lease on key terms as follows –</p> <ul style="list-style-type: none"><li>- 25 year lease</li><li>- Peppercorn rent (undervalue transaction)</li><li>- To use for Shrovetide Football</li><li>- Relocation of right of way in case of development or reconfiguration of the car park</li><li>- £10m in public liability insurance</li><li>- Lessor responsible for all repair</li><li>- Comply with planning permissions</li><li>- Not to charge, underlet or sub-lease.</li></ul> <p>As a CAT each party is to pay for their own legal and surveying expenses.</p>