

OPTION 2 - SUB-DIVISION OF EXISTING BUILDINGS / MULTIPLE GENERAL / LIGHT INDUSTRIAL USE B2 / E (g) (i) Class



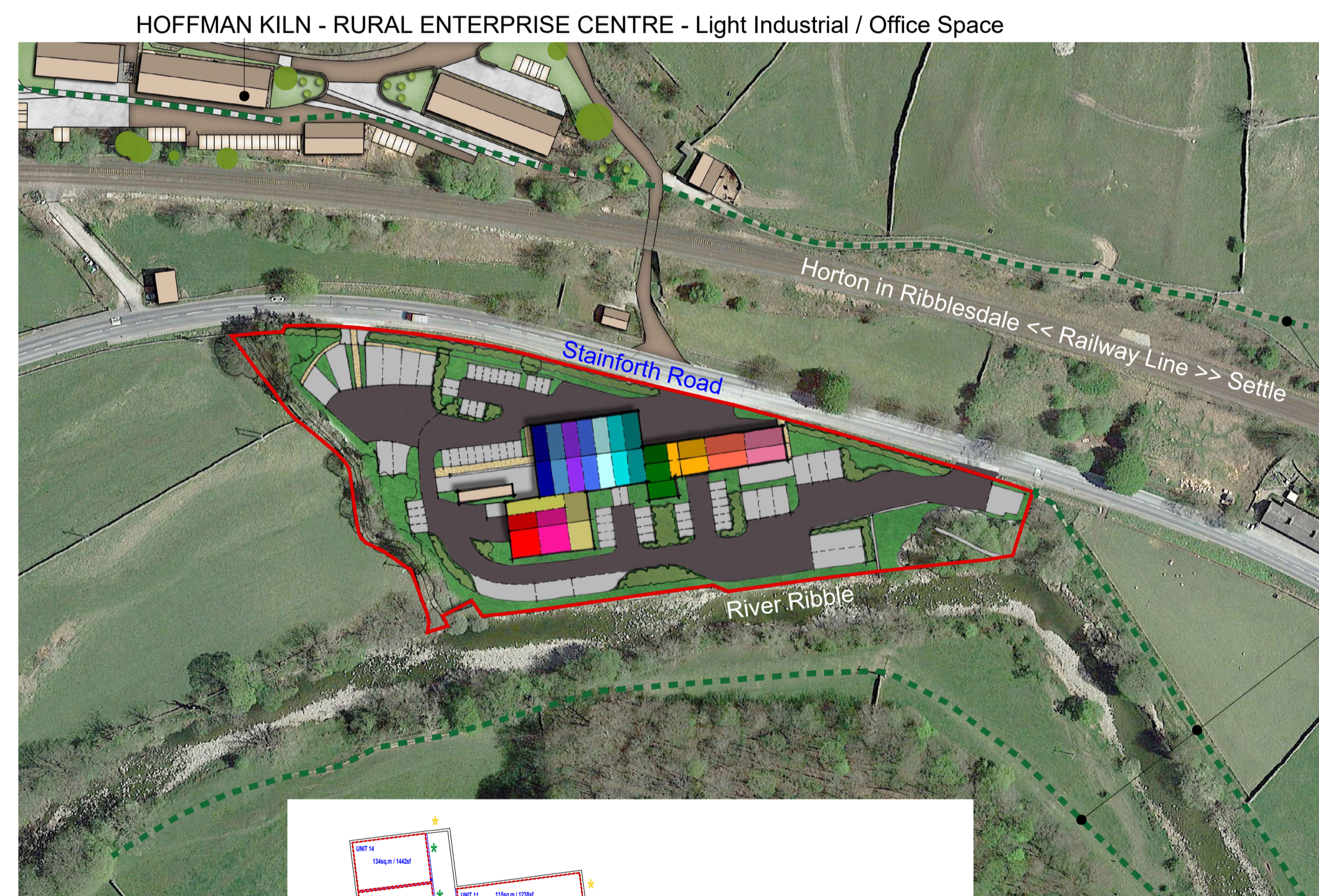
SOUTH EAST FACING VIEW



NORTH WEST FACING VIEW



SOUTH WEST FACING VIEW



PLAN VIEW

HOFFMAN KILN - RURAL ENTERPRISE CENTRE - Light Industrial / Office Space

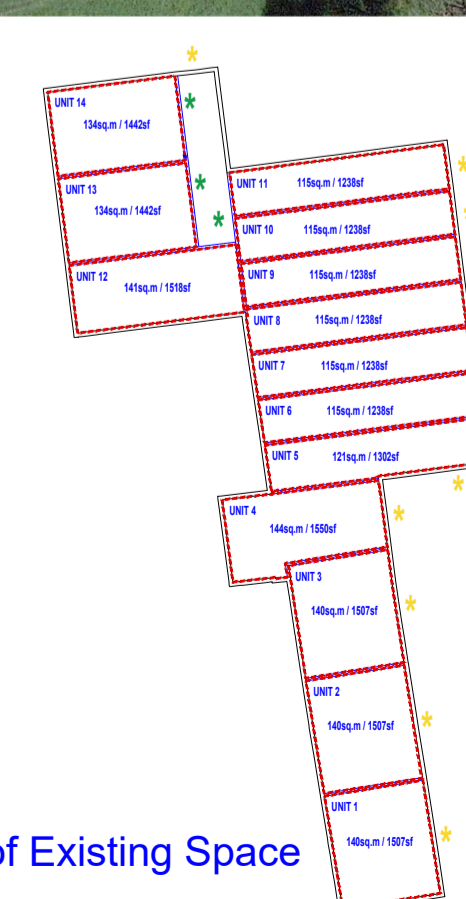
Option 2: Sub-division of Existing Buildings to Multiple Industrial Units (Light and General Industrial)

Facts:

- Site area 1.5 ha: Approx 2250 sq. m of floorspace
- Approximately 14 Industrial units could be created
- High floor to ceiling heights

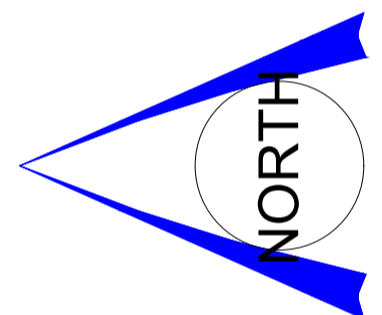
Potential Issues Arising:

- HGV's and traffic impact
- Environmental impacts including noise, dust and vibration
- Employment opportunities
- Planning Permission required
- Potential viability issues with cost of conversion vs revenues



Division of Existing Space

Langcliffe Mill		
Unit	Sq.m	Sq.ft
1	140	1507
2	140	1507
3	140	1507
4	144	1550
5	321	3462
6	115	1238
7	115	1238
8	115	1238
9	115	1238
10	115	1238
11	115	1238
12	141	1518
13	134	1442
14	134	1442
	19203	sq.ft



FORMER LANGCLIFFE MILL

Known Local Footpath Routes

DGL Associates Limited
Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH

Tel : 01282 601157
Mbl : 07976 782676

Revision	Checked
-	Drawn D.G.Lever
	Scale 1:400 Nov 2022
	Drawn N.T.S
E-mail : darren.dglia@gmail.com	A1

Client
Mr Edward Fairhurst

Project
Former Langcliffe Mill, Settle

Drawing Title
OPTION 02 - SUB-DIVISION OF EXISTING BUILT FORM

Drawing No.
2227JEP/LMS/PL02