



## MONKS PARK MINE

MONKS LANE, CORSHAM, WILTSHIRE, SN13 9PH



Blue boundary line is the area of mineral rights



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Approximately 3 acres of freehold land with covered and open storage together with in excess of 300 acres of underground mineral rights (with potential for alternative uses subject to planning).

A 3.097 acre (1.253 hectare) stockyard site above ground with buildings (shown in pink on the Plan) which includes a small wooded area to the north of the site beyond the stockpile area.

Approximately 308 acres (125 hectares) of mineral reserves underground (shown in yellow on the Plan) connected to the stockyard area by an incline shaft.

Bath 12 miles • Bristol 27 miles • Chippenham 5.5 miles  
London 102 miles

### Introduction

Hanson Bath and Portland (HBP) re-opened Monks Park Mine in 2016, but following the disposal of the whole of their natural stone business to The Johnston Group in Autumn 2017, The Johnston Group have now decided to sell their entire interest in Monks Park Mine and concentrate on their two other Bath Stone mines at Limpley Stoke and Hartham Park.

Monks Park Mine is fully serviced, ventilated, and up to current HSE requirements. It has potential to be brought back into Bath Stone production in order to then extract the substantial mineral reserve of Bath Stone over which there is planning permission consent to work and sell.

### Underground Mine (about 308 acres (125 ha))

The underground mine area is comprised of a single main access shaft, with main tunnel and offshoots to mining areas. Access is on foot via steps with an adjacent winch system to get stone and operational plant down into and out of the mine. There is a small work space near the bottom of the incline and space for plant and equipment to be stored.

HBP's survey plan of the underground workings dated November 2017 (details in the data room) show the recent workings of the mine in District 1, 2 and 3 although we understand these have primarily been in areas 1 and 3.

### The Freehold Land on the surface (about 3 acres (1.25 ha))

A parcel of about 3 acres of freehold land with excellent access suitable for storage or other uses subject to planning. The buildings above ground are comprised of:

- steel portal frame clad four bay stone storage shed (to be removed on cessation of mining operations)
- winch house
- several temporary buildings

It is understood that some of the temporary Portakabin style buildings will be removed upon sale. Further details are available from the selling agents.

The site has been used as a commercial mine for Bath Stone on and off since 1886 but operations have recently ceased. Typical annual sales we understand were in the order of 2000-3500 m3 per annum when operational in recent times.

### Mineral Reserves

Monks Park is the finest grained of Bath Stone currently available, medium to fine in texture and is ideal for interior and detailed masonry work. The stone is one of the softer building limestones but it weathers well especially when stonework is detailed to offer maximum protection to rainwater and rainwater run-off. Samples of use of Monks Park stone can be seen at the Royal Crescent Hotel, Bath, The Elms and Hope House (prestigious housing developments), Bath and further afield at The Governors House and Canada House, London.

Based on historical extraction rates, wastage factors, stone bed thickness and retained pillars it is estimated that the Oolitic Bath Stone reserves in the mine are of the order of 70,000m3 with planning permission to extract as shown on working plan C129-2, which is available in the data room. However any potential purchaser should satisfy themselves as to the quantity and quality of any stone in the mine.

### Planning

Under the review of mineral planning permissions under The Environment Act 1995 permission N97/1966 dated 24th February 1998 consent was granted for the continued extraction of stone over the Monks Park site. Wiltshire Council have not sought to review this consent further.

It should be noted that it is a requirement that following cessation of mineral extraction from the site that the steel framed portal stone storage building be removed from the stockyard area within 12 months.

Part of the 3 acre site is subject to a Tree Preservation Order.

### Data Room

Further information relating to the property is held electronically on a Data Site by Johnston's lawyers Wansbroughs Solicitors, Devizes. Access to the Data Site can be made available via the selling agent and upon signing of a non-disclosure agreement.

### Services

Mains water, electricity, and drainage and a telephone line are available at the site. The temporary buildings are powered by generators at present so a metered electricity connection would need to be established but mains electricity is possible to the site. Power, ventilation and telephone links are available to the operational underground areas.

### Fixtures, Fittings and Equipment

All fixtures, fittings and equipment are included in the sale unless otherwise identified in the schedule available in the online data site.

### Business Rates

The Rateable Value of the site is currently £39,250 which would result in a base rates liability for the 2018 financial year of £37,100.05 although an empty property void rate exemption has been granted at present.

### Tenure and Possession

The surface site is to be sold freehold with Vacant Possession (3.097 acres) together with or in isolation from the freehold mineral rights.

**Note that the title to the Mines and Minerals is currently undergoing registration at the Land Registry so the shown minerals area on the plan is subject to final registration. The boundaries shown herein are estimated and should not be relied upon for surveying purposes as they are not definitive.**

There is a lease over a small area of adjoining land which would need to be reassigned to any new owner. This lease is necessary to ensure access to ventilation shafts just to the east of the incline shaft.

There is also the right of access and a separate licence for access into Leafield Engineering adjacent Lea Park Mine to the north for an emergency escape to

and from the mine. Further details are available from the selling agents.

The Johnston Group hold their property owning and operating companies in different ownerships and there is currently a lease between the two in respect of Monks Park. This lease can either be surrendered or the shares in either Johnston company purchased to suit the purchasers reasonable requirements.

### Easements, Covenants and Rights of Way

The property is sold subject to, or with the benefit of, all existing easements, quasi-easements, rights of way, covenants or restrictions whether mentioned in these particulars or not. A footpath is present on the eastern side of the 3 acre site running west to east towards Gastard.

### Boundaries, Plans, Areas and Schedules, and Disputes

The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser(s) will be deemed to have full knowledge of the boundaries and any error or mistake shall not null the sale or entitle any party to compensation in respect thereof.

Should any dispute arise as to boundaries or any points on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of them, questions shall be referred to the selling agent, whose decision acting as expert shall be final.

### VAT

Any guide price quoted or discussed is exclusive of Value Added Tax (VAT). In the event that a sale of the property of any part thereof, or any right to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

### Local Authority

The local authority is Wiltshire Council, Bythesea Road, Trowbridge, Wiltshire BA14 8JN. 0300 456 011 (Planning Office).

### Directions

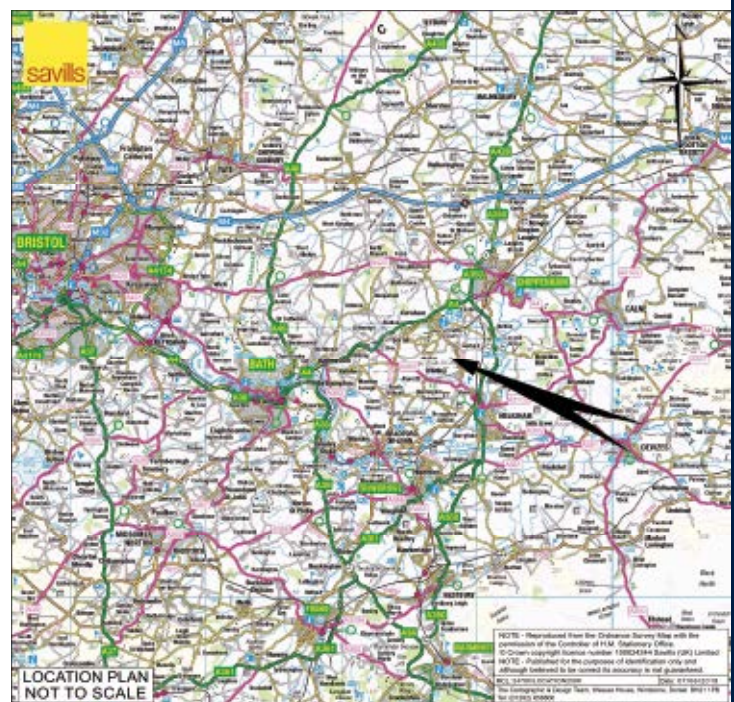
This mine entrance is located 1.5 miles south of the centre of Corsham. By car, coming from the A350, head west on the A4 from the Chequers roundabout, taking the first left south towards Easton and take the second right onto Ladbrook Lane which continues south over the B3353 into Monks Lane. The entrance is half a mile from the crossroad on the left hand side of Monks Lane.

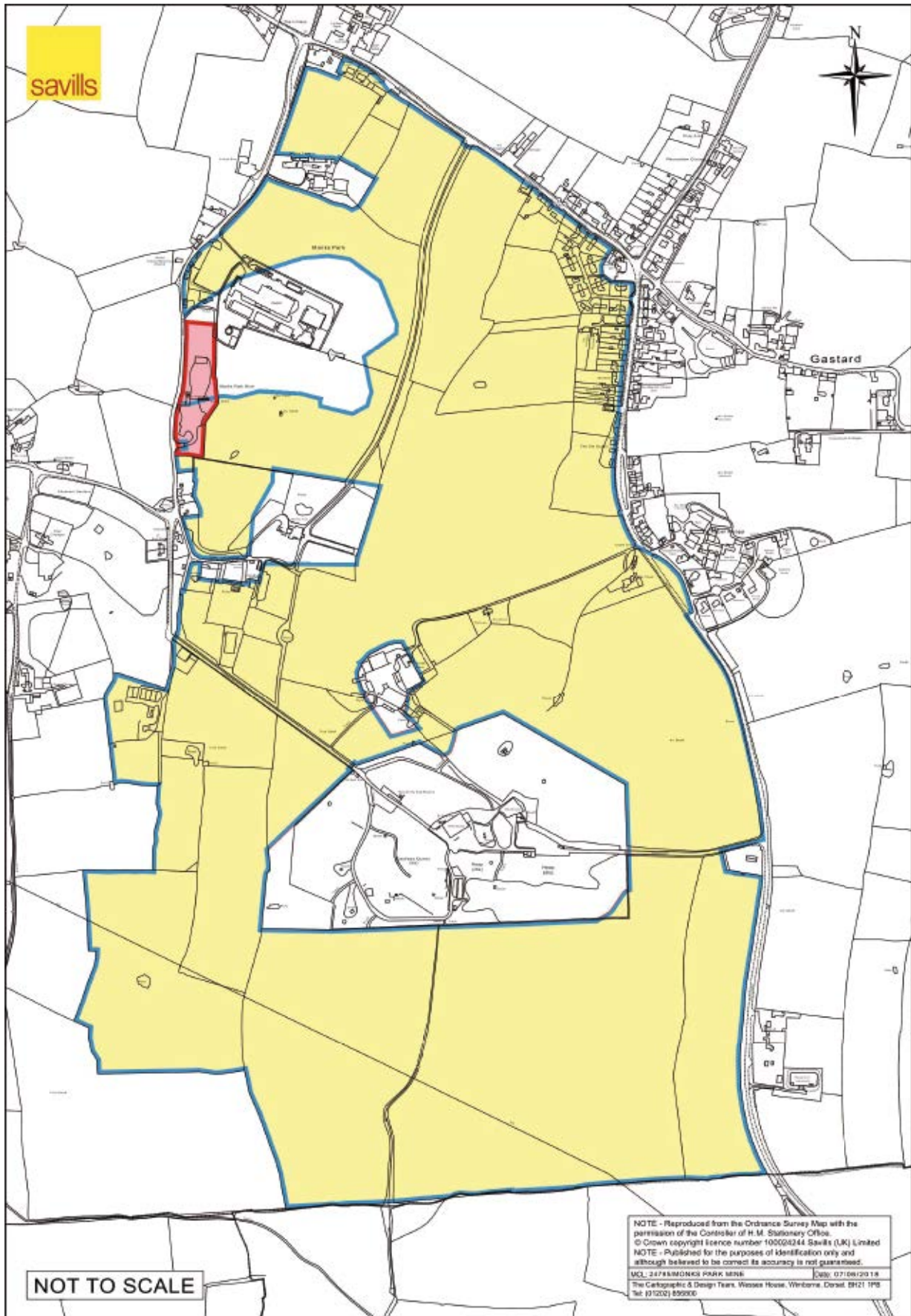
### Health and Safety

Given the potential hazards of the property, we would ask you to be as vigilant as possible for your own personal safety when making your pre-arranged inspection, utilising appropriate Personal Protective Equipment. Underground viewings will be in groups arranged by the Johnston Group and you must not stray from the group and must act on any instructions given by the mine managerial staff.

### Viewings

Viewings of the mine to be arranged via Savills. Please note the Health and Safety requirements.





Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. 4: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser(s) is responsible for making his own enquiries in this regard. Particulars taken June 2018.

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