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Our ref: RLJ/DAW/H60

4th December 2015



Mr Hayman
Lettons House
Lettons Way
Dinas Powys
CF64 4BY

By e-mail: hayman_dave@yahoo.co.uk

Dear Mr Hayman

Re: Lettons House, Lettons Way, Dinas Powys

Further to our previous telephone conversation I enclose for your information a copy of the Addendum to Marketing Report dated 1st November 2012 for the period 7th August 2015 to 4th December 2015 together with our fee invoice in respect of professional services carried out during the period of 10th March 2012 to 2nd December 2015 as requested.

I trust you will find this in order and wish to thank you for your kind instructions in this matter so far.

Yours sincerely
Watts and Morgan LLP

RP Robin L Jones BSc (Hons) MRICS FAAV

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Website Response

Information is available from the Rightmove website one month in arrears and a copy of the property's marketing activities dated 4th December 2015 is attached to this report. In the 14 days prior to 4th December 2015 the property was seen in search results 2683 times with further information requested on 198 occasions.

Offers Received

No offers to purchase the property have been received during the marketing period outlined.

Conclusion


The property has been marketed by Watts and Morgan since 31st March 2011. It has been marketed widely on the internet with a number of responses received although in most instances interested parties have been unable to comply with the occupancy restriction.

Negotiations have previously been ongoing with the United Welsh Housing Association through their representative Mrs Helen Galsworthy albeit those negotiations have discontinued following confirmation from Helen Galsworthy that her client was no longer interested in the property.

During the relevant period we have received a number of enquiries principally by telephone or by e-mail the majority of which are raising query in relation to the occupancy restriction and as to whether individuals may comply. In most instances the enquiries are from people who are not involved in a rural enterprise although in all instances we advise such parties to approach the Vale of Glamorgan planning department for confirmation.

One enquiry received during the relevant period was from Mr Martin Reynolds on behalf of his brother, Leighton Reynolds. Mr Reynolds is an active farmer and he viewed the property on 19th May 2015. The feedback received was that in the event that Mr Reynolds retired from farming he would wish to continue operating a small agricultural contracting business and the property at Lettons House would not be conducive to keeping agricultural machinery principally due to the lack of storage area and concerns relating to complaints from neighbours along Lettons Way in relation to agricultural contracting machinery.

The property continues to be marketed albeit it has now been on the market for almost five years. The property has attracted a great deal of interest during the marketing period albeit it is evident that the occupancy restriction and difficulty in obtaining finance due to the occupancy restriction are severely detrimental factors. In the event that the property is offered for sale without the occupancy restriction we remain confident that the property would attract considerable interest in the market place.



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Dated 4th December 2015