



Marketing Report

Property: **Hereford Lodge, 12 Barbers Drove South, Crowland, Peterborough PE6 0EY**

Clients: **Mr & Mrs G. Whitwell**

Launch Date: Hereford Lodge was launched for sale on the open market on 19th July 2022.

Marketing: The property has been marketed by R. Longstaff & Co LLP:

- The property has been marketed through both the Bourne and the Spalding branches of R. Longstaff & Co LLP.
- Window Cards have been displayed in both office windows on a rotational basis.
- The property has been advertised on www.rightmove.co.uk and www.onthemarket.com.

Guide Price: The initial guide price for the property was £285,000.
The guide price was reduced to £250,000 on 5th October 2023 due to the lack of interest in the property and the low number of enquiries received.

Enquiries: During the period of marketing, we have received very few enquiries in relation to Hereford Lodge:

- 2nd September 2022 – Mrs Legate enquired about the property, but she did not comply with the Agricultural Occupancy Condition, so didn't wish to view the property.
- 19th March 2023 – Amanda Phoenix enquired about the property through www.rightmove.co.uk, but her interest didn't materialise. There was no feedback or known reason for this.

Date: **13th November 2023**

Agent: **Kit R. Longstaff BSc (Hons), MRICS, FAAV, RICS Registered Valuer**