Gedney, Oliver

From: Grant, David
Sent: 01 February 2022 15:08
To: _planningadvice
Subject: Duke of York H08-0964-21
Attachments: We sent you safe versions of your files; Reference Duke of York P.H. 106 Risegate Rd, Gosberton, Spalding PE11 4EY.pdf

Please add this email to the DIP under 6SUP – Ark Property Estate Agents.

Many thanks,

David Grant | Senior Planning Officer | **South Holland District Council**
Direct Dial: 01775 764472
www.sholland.gov.uk
Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

served by One Team

From: Richard Wenman <richard@richardsarchitectural.co.uk>
Sent: 01 February 2022 14:44
To: Grant, David <dgrant@sholland.gov.uk>
Cc: nikki@richardsarchitectural.co.uk; harriet@richardsarchitectural.co.uk; richard.bryan@richardsarchitectural.co.uk
Subject: FW: Reference: Duke of York P.H. 106 Risegate Rd, Gosberton, Spalding PE11 4EY

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated from outside your organization

Dear David,

Thank you for our conversation this morning regarding the above.

Attached is the letter from Ark estate agents, I hope this is sufficient to progress.

Would you please accept this email as confirmation that additional time is acceptable as per your previous email.

Best Wishes,
Richard

Richard Wenman ACABE

Richards Architectural.

Cecil Francis Business Park,
4-6 Bear Lane,
Pinchbeck,
Lincolnshire. PE11 3XA

01775 713 812
07874 849922

From: Tracey Boyton [mailto:tracey@arkpropertycentre.co.uk]
Sent: 01 February 2022 14:36
To: richard@richardsarchitectural.co.uk
Cc: Nathan Marshall <nathan@arkpropertycentre.co.uk>
Subject: Reference: Duke of York P.H. 106 Risegate Rd, Gosberton, Spalding PE11 4EY

Good afternoon,

Please see attached correspondence.

Kind Regards

Tracey Boyton

ARK PROPERTY CENTRE

e: *tracey@arkpropertycentre.co.uk* ***t:*** *01775 766888*

See all of our properties at http://www.arkpropertycentre.co.uk/

Mr Richard Wenman
Richards Architectural.
Cecil Francis Business Park,
4-6 Bear Lane,
Pinchbeck,
Lincolnshire PE11 3XA

1st February 2022

Dear Mr Wenman,

Reference: Duke of York P.H. 106 Risegate Rd, Gosberton, Spalding PE11 4EY

Thank you for inviting us to inspect the above property to provide you with an up to date market appraisal. In an assessment of this nature it is impossible to be precise, however our advice is based on research into the current market and extensive local knowledge.

With this in mind, we believe that the business is not viable and that in current commercial circumstances would not attract interest due to the unsustainability of the area and business type.

In light of recent events we have seen a decline in the hospitality sector and within a 10 mile radius of this location there are other public houses available for sale in more lucrutive locations. We therefore believe that it is not appropriate to market the property further.

Should I be of any further assistance please let me know.

Yours Sincerely

Nathan Marshall
ARK PROPERTY CENTRE