

REPORT

OF

Waittes Farm Barns,
Seas End Road Moulton Loosegate,
Spalding PE12 6JZ

TO:

Chief Planning Officer
South Holland District Council
Council Offices, Priory Road
Spalding, Lincolnshire, PE11 2XE

PREPARED ON BEHALF OF:

D Brown Building Contractors Ltd

Date: 19 March 2015

Reference No: TMH/49139

Brown & Co
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INTRODUCTION

This report has been prepared by Mr T M Humphrey, MRICS of Brown & Co, Spalding, Lincolnshire on behalf of D Brown Building Contractors Ltd, Seas End Road, Moulton Loosegate, Spalding, Lincolnshire, PE12 6JZ in relation to a planning application for the change of use of Waittes Farm Barns at Seas End Road, Moulton Loosegate, Spalding, Lincolnshire.

ADVERTISING

The property has been extensively advertised in the local newspapers on our Brown & Co page, from 11 February 2014 to 13 January 2015. It has also been advertised on the Brown & Co and Rightmove websites from February 2014.

Lincolnshire Free Press
11 February 2014
11 March 2014
1 April 2014
16 May 2014
8 July 2014
9 September 2014
21 October 2014
4 November 2014
18 November 2014
16 December 2014
13 January 2015
Boston & Sleaford Standard
9 July 2014
Spalding Guardian
7 August 2014

Brown & Co Website Statistics
4,070 hits and 193 downloads
Rightmove Website Statistics
52,376 hits and 981 downloads

A copy of the advert is enclosed at Appendix 1.

A copy of the Sales Brochure used for this property is enclosed at Appendix 2.

APPLICANTS

Date Requested	Surname	Feedback
7 October 2014	Metcalfe	Not of interest

There has been very little interest in this opportunity during the marketing process. We have not received any serious offers or had requests to view the property. The property is clearly visible from the Public Highway and it is more than likely that any interested parties have undertaken a drive-by viewing which would explain the reason why we have not had direct enquiries for viewings.

OFFERS

No offers have been received for the buildings.

CONCLUSION

We have received little to no serious interest in the property and we are extremely disappointed with the level of enquiries generally. The property has been advertised on a regular basis, both electronically and traditional newspaper advertisements. Arguably we have spent significantly more on an advertising campaign than we would in normal circumstances.

It would appear that there is little appetite and demand for the creation of holiday lets in this location. In addition, a purchaser will need to complete the development work which will require significant capital expenditure. One suspects that the return on capital expenditure will not be commercially viable which will explain the lack of interest. Investors would look at competing alternative options and where the most demand will be for holiday lets. In this area, it is likely to be the coastal towns and villages and north Norfolk.

Signed



.....
Mr T M Humphrey, MRICS
For and on behalf of Brown & Co

APPENDIX 1

Copy of Advert

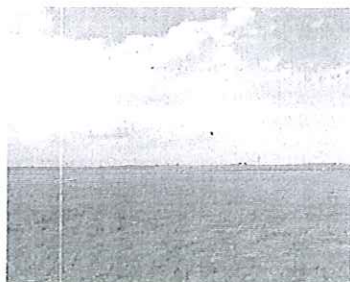
brown-co.com

BROWN & CO

01775 717 888 samuel.smith@brown-co.com

INGS BANK, Leverton, Boston

For Sale



Equestrian property comprising of 14 stables with tack room, office and washing facilities as well as fenced paddocks extending to 4.25 acres.

FOR SALE BY PRIVATE TREATY AS A WHOLE

Freehold with Vacant Possession

Contact Katherine Bliss 01775 722 321

REDSTONE INDUSTRIAL ESTATE, Boston

For Sale



Units 1, 4 & 5

High quality commercial units for sale

Each unit approximately 172 m² (1,850 ft²)

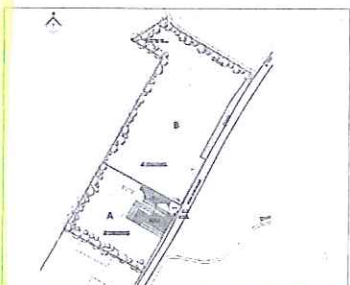
B1 and B8 planning consent

Available as a whole or individually

Investment opportunity

MOULTON LOOSEGATE, Spalding

For Sale



Farm buildings for conversion to holiday lets

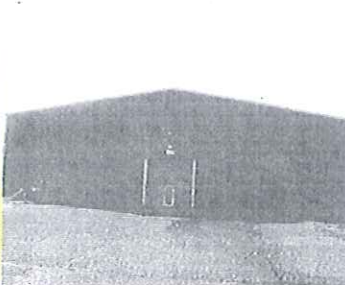
Part completed

Additional land available

Clawback imposed for residential conversion

EAST KIRKBY, Boston

To Let



Refurbished bulk storage space

Up to 2,787 m² (30,000 ft²)

Extensive external yard

SPALDING

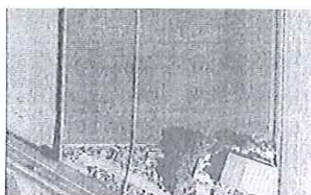
Established Fish & Chip shop

With first floor residential flat

Prominent trading position

EPC Awaited

For Sale/May Let



ALGARKIRK, Boston

Surplus land at Steve Thorley Potato Equipment. 1.5 acres or thereabouts, to be agreed. Excellent frontage to the A17. Business not affected.

For Sale

Basic Payment Scheme Are you ready?

New registration process being launched

Digital on-line applications only

Greening options in place?

We will be pleased to help you through the process

For straight talking pro-active advice on all aspects of the new scheme call Paul White or Mark Wheeler on 01775 722 321



Did you know we also cover Residential Lettings?

Let us take the stress out of managing your property

- ✓ Expert knowledge
- ✓ Bespoke landlord packages
- ✓ Professional yet friendly service
- ✓ Member of ARLA

Put your property in safe hands, contact Samantha on 01775 717 882



PROPERTY & BUSINESS CONSULTANTS

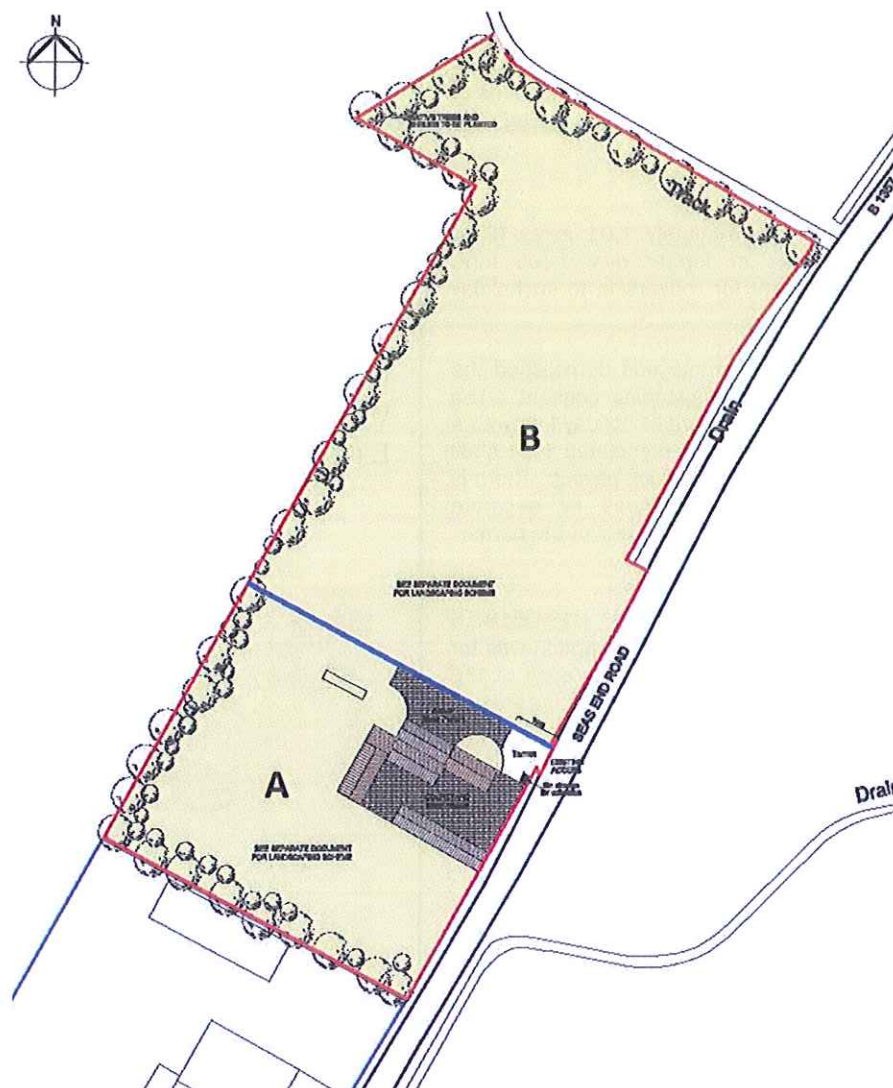
APPENDIX 2

Copy of Sales Particulars

01775 717888

DRAFT

samuel.smith@brown-co.com



WAITTES FARM BARNES, SEAS END ROAD, MOULTON LOOSEGATE, SPALDING, PE12 6JZ FOR SALE – PRICE ON APPLICATION

Real opportunity to purchase a range of former traditional farm buildings for conversion to six holiday lets

- Former traditional farm buildings for conversion to six holiday flats
- Part converted units 1-4 to shell state
- Additional land available by separate negotiation
- Planning Permission Granted for Conversion to Holiday Lets
- Sought after rural location

SUBJECT TO CONTRACT**LOCATION**

The property is located in Moulton Seas End, South Lincolnshire, a village in the South Holland region. Moulton Seas End is located approximately 6 miles north east of the main market town of Spalding and approximately 2.5 miles south of road connections to the A17, which is one of the main trunk roads running through the county.

DESCRIPTION

Waittes Farm Barns are set in approximately 1.01 acres (0.40 hectares) and comprise a range of former dilapidated farm buildings that have planning consent for conversion to six holiday lets.

The current owner has part cleared the site and demolished the buildings that will not form part of the planning consent. The proposal is for a horseshoe type development of holiday lets with a central courtyard area. Units 1-4 are part completed to a shell state. All hardstanding areas will be laid to block paving. There is opportunity to purchase a further 2.08 acres by separate negotiation. This additional land lies to the northwest of the barns.

TOWN & COUNTRY PLANNING ACT 1990

The property benefits from planning application, H13-0618-10 which was granted in July 2010. The planning description was for conversion of existing barns into 6 holiday lets. A copy of the planning decision notice can be obtained from the planning section website of South Holland District Council as can further drawings and proposed elevations.

TENURE

The freehold of the property is available for sale.

SERVICES

All interested parties should make their own enquiries as to the location, capacity and availability of services.

VAT

We understand VAT will not be payable although the vendor reserves the right to charge VAT should it become payable.

BOUNDARIES AND FENCING

The purchaser will be expected to erect a fence along the boundary between areas A and B shown on the plan.

OPTION TO PURCHASE FURTHER LAND

Prospective purchasers will have the opportunity to purchase additional land of approximately 2 acres. Further information is available from the selling agent.

CLAWBACK

The vendor will impose a clawback on the purchaser in the event that the property is used for any other purpose and/or gains planning for any other purpose other than the existing planning consent. The vendor will impose a clawback of 50% of any uplift in value that is obtained. This clawback will remain in place for 50 years.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Grantham Hall, Finkin Street, Grantham, Lincolnshire NG31 6QL. Registered in England and Wales. Registration Number OC302092. These particulars were prepared in January 2014.

HEALTH AND SAFETY

The site is a working site and interested parties should not go onto this site or neighbouring property unless accompanied by a member of Brown & Co staff or the owner.

LEGAL COSTS

Each party to pay their own legal costs.

USEFUL NAMES & ADDRESSES

South Holland District Council, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE. Tel 01775 761161.

VIEWING

Contact the Commercial Department at Brown & Co on

Tel: 01775 717888
Fax: 01775 711222
Website: brown-co.com
E-mail: samuel.smith@brown-co.com

