

Gedney, Oliver

From: Grant, David
Sent: 13 April 2021 16:29
To: _planningadvice
Subject: Mulberrys Bar H16-0262-21

Please add this email to the file under 6SUP – Property Agent

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.

From: mark woodroffe <markwoodroffe.cfp@hotmail.co.uk>
Sent: 13 April 2021 16:03
To: Grant, David <dgrant@sholland.gov.uk>
Subject: Fwd: Mulberry Bar and HMO accommodation, 1 Swan Street Spalding

This message originated from outside your organization

Dear David,
Could you please Add the following email From Richard Jones to my planning application for Mulberrys Bar please.

Regards,
Mark Woodroffe
Sent from my iPhone

Begin forwarded message:

From: mark woodroffe <markwoodroffe.cfp@hotmail.co.uk>
Date: 13 April 2021 at 15:56:52 BST
To: Richard Jones <Richard.Jones@eddisons.com>
Subject: Re: Mulberry Bar and HMO accommodation, 1 Swan Street Spalding

Richard

Many thanks.

Mark

Sent from my iPhone

On 13 Apr 2021, at 15:20, Richard Jones <Richard.Jones@eddisons.com> wrote:

Mark

We met in late 2019 and I viewed the premises in early 2020.

We spoke on 9 March 2020 and my advice was to sell the premises at a quoting price of £330,000 and to aim the marketing at investors converting the accommodation to all residential.

The bar was not really making money at that time and our view was that the premises was unlikely to be sold as a bar with accommodation above and that you ought to consider conversion of the ground floor to more HMO's or sell on to an investor to take on the conversion.

We then spoke again in late 2020 and my view with a lot of uncertainty over covid 19 was even further in the direction of a conversion of the premises.

We spoke again a couple of weeks ago and I am still of the same view. A bar that was marginal / loss making before covid is not going to work going forward and that your best course of action was to convert the ground floor to HMO accommodation.

I trust this email is helpful and summarises our contacts over the last 18 months or so.

Regards

Richard Jones BSc MRICS
Director

<image001.png>

<image002.png>

D. 01733 556497 M. 07812 382265
The Lawns | 33 Thorpe Rd | Peterborough PE3 6AB

eddisons.com

<image001.png>

Switchboard. 01733 897722

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