

**LETTERS  
FROM  
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From: Kenton Budd <Kbudd@henryadams.co.uk>  
Date: Wed, Mar 5, 2014 at 1:30 PM  
Subject: Norton Dairy, Norton, PO20 3AF

Dear Ian

Further to your email I can report back to you on why we were unable to find a buyer for you last year.

We started marketing in February 2013 and ceased marketing in July 2013.

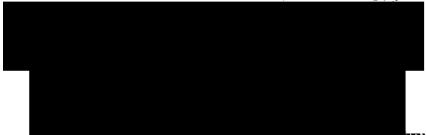
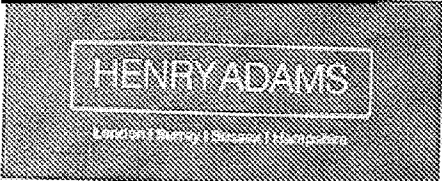
In that time we had one viewing and the comment we had was that she felt it was overpriced at £190,000. We had plenty of enquiries to view but when they understood the restricted occupancy of 'no more than 28 days consecutively' they removed their interest.

With its current planning status I have little confidence in being able to find a buyer for you.

Regards

Kenton

Kenton Budd  
MNAEA  
Manager  
Henry Adams LLP  
Rowan House, Baffins Lane,  
Chichester, West Sussex, PO19 1UA

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London Office  
140 Kensington Church Street  
London W8 4DS

To  
Fr

Countrywide  
Integrated solutions local expertise

Mrs S A Kavanagh  
Easter Cottage  
Old Dairy Lane  
Norton  
PO20 3AF

Dear Mrs Kavanagh

It was a pleasure to talk to you today and I am sorry to hear about the problems you are having with your property, Easter Cottage. It is very unusual for me to recommend not taking a property to auction and I understand how upsetting it must be for you to be in such a position.

My reasons for not taking the property to auction are as we discussed. Mainly, I would be unable to state that Easter Cottage would be a good addition to an investor's property portfolio. Even with a very low reserve, with the 28 day tourist occupancy restriction in place and the commercial development on site we are unlikely to attract a buyer. I understand from you that the property made a loss as a holiday let. A holiday let must be a viable business proposition. The fact that a neighbouring B&B is closing highlights this. The 28 day occupancy restriction means there is no potential for assured short hold tenancy lets either. All information needs to be disclosed in the legal pack which accompanies a property to auction.

I am so sorry to have to give you such a negative response to your query but I feel it is better to give you an honest response, rather than involve you in further wasted expense and more upset.

Please do feel free to contact me again if there is anything more I can do to help with this matter.

Yours sincerely



Gavin Cundy  
Auction Appraiser

King &  
Chasemore

57 North Street, Chichester, West Sussex, PO19 1NB

Established 1910

Mrs S Kavanagh  
Easter Cottage  
Old Dairy Lane  
Norton  
Chichester  
West Sussex  
PO20 3AF

27 February 2014

Dear Mrs Kavanagh

RE: Easter Cottage, Old Dairy Lane, Norton Lane, PO20 3AF

We had the above property on the market for approximately eighteen months. During this time we had various people that showed an interest in the property but after looking into the planning restrictions they decided against going any further with a proposed purchase. Even at a reduced marketing price of £140,000, I feel this property due to the planning restrictions had become nearly unsalable.

Yours sincerely

Kerry Harding  
Sales Manager

King and Chasemore.



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Countrywide Estate Agents t/a King & Chasemore, registered office:  
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28th February 2013

Mrs Lucinda Stephens  
12 Rusholme Road  
Putney  
LONDON  
SW15 3JZ



Sims Williams

WALBERTON SALES  
5 Maple Parade  
Walberton  
BN18 0PR

Dear Mrs Stephens

Re: The Cart Barn, Norton Lane, Norton, Sussex, PO20 3NH

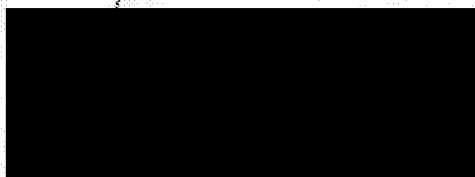
Further to our recent telephone conversation, I am writing to confirm that it is my recommendation that we withdraw the property from market due to the lack of interest.

It is my opinion that the planning restriction is the main reason for the lack of demand. Should this situation change then I would be more than happy to review the marketing of your property.

It is regretful that we have been unsuccessful in achieving the desired result but would confirm that I shall retain your details on file in case we can be of assistance in the future.

If we can be of service to you in the future then please do not hesitate to contact me.

Yours sincerely



Richard Moores  
Partner

E-mail: [REDACTED]



Sales and Lettings Offices also at Chichester, Old Bosham and Arundel  
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Easter Cottage

K & C Chichester

Wed, Oct 24, 2012 at 11:32 AM

Hi Sally

I am sorry to confirm Mrs O'Donoghue has decided to cancel her second viewing at your above property. She asked me to advise you that this is due purely to the restrictions placed upon occupancy, the property she has fallen in love with!! She and her husband are away most weekends and many weeks sailing on their yacht and as such thought the 28 day restriction we advised her off to not be an issue. However, having spoken to Arun DC, she tells me she has been advised that they will be checking annually on ever owner, requesting proof of letting to tourists, as they are concerned that owners are living there. In short, they wish to ensure that the holiday letting restriction is complied with.

If we were able to resolve this issue, so they could reside at Easter Cottage, as owners, in-between yachting, then they would still be interested in pursuing this further.

If you have or are able to obtain any documents that will assist me to satisfy her concerns, I would be most grateful.

Kind Regards

Andrew G Harris MCMI FNAEA

Senior Branch Manager, Countrywide  
57 North Street Chichester PO19 1NP

Dr

- UK's No.1 Property Services Group
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Ms K Wood  
10 Shopwhyke Rd  
Chichester  
PO20 2AA  
8/11/13

Dear Sally

It is with deep regret that I must inform you that I cannot proceed with the purchase of your holiday home (Easter Cottage, Old Dairy Lane)

We feel that this would have been a fantastic location to start our new "Before and After School Club", as it was central to the schools we were catering for and provide the best environment for the children. As you know our ethos was to provide a professional caring setting in a rural location.

The reasons for pulling out are:

a. The initial planning application stated that there would be use of the tennis courts for residents, however it seems this has been sold off. The whole planning application for the site does seem a bit disjointed, in that the cycle/storage sheds to your west are now under retrospective planning for another tourist accommodation.

b. We would have had to change the buildings use to business use, however it seems that the council are adamant that the only use for the buildings in that area are for Tourist accommodation only. Our pre planning application stated that the full application would have probably failed. Based on the response for your change of use to full residential use; again it was rejected, we don't think the planners will change their minds on only having tourist accommodation

This is unbelievable for us, as talking to you it seems that you cannot let the property to cover your costs and were advised to sell it as a business. But as we cannot change the use to business use this probably couldn't happen.

c. We are also concerned about the additional planning application for additional parking at the back of Easter Cottage and the installation of a refuse area. This would have been at detriment to our business and probably will be for yours. I cant see anyone wanting to let a holiday home next to a dustbin and a car park. In fact one of the factors affecting our change of use was the amount of traffic, we were probably going to have 8 cars visiting twice a day, but the offices behind you have asked for additional parking, which could be at least 10 and these could be coming and going all day. Again we cant understand the reasoning why the planners would reject our proposal and will probably accept the offices. I do note that the work has already started and it now seems there is no buffer between the rear of your property and the road - the verge does not exist as per the original planning application.

So it is with great sadness that we have to pull out of any purchase of Easter Cottage, I wish you the best in your endeavours.

KLM Wood