



A.W. Gore & Co.

LICENSED PROPERTY AGENTS, VALUERS AND SURVEYORS

3 Church Hill, Patcham Old Village, Brighton East Sussex BN1 8YE

PJW/AWW

Mr and Mrs T. Baker
Batsford Farmhouse
RUSHLAKE GREEN
East Sussex
TN21 9QT

27th January 2020

Dear Mr and Mrs Baker

RE: TUDOR CLOSE, FERRING

Further to our recent correspondence and my letter of 28th June 2019 (copy attached), I confirm that we have had little or no interest in the site since the date of that letter.

We have carried out three viewings as joint agents with Sidney Phillips. Those inspections were by parties who were interested in a potential change of use, though in view of the potential problems with the conservatory and the costs of maintaining the thatched roof, and indeed the general layout of the existing building, we had no interest whatsoever.

The pre-election/Brexit "jitters" did not help of course, though, to be frank, I believe the business is a spent force as a public house now and drastically needs either demolition and rebuilding as something else, or a substantial conversion to a residential development.

We will of course keep marketing as instructed, though, frankly, I do not hold out much hope that we will ever find a buyer in its current guise.

Yours sincerely,

PJ WALKER

Members of the Association of Valuers of Licensed Property