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Mr P Collins
PPC Planning & Property Consultants Ltd
3 Chapel Street
Chichester
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PO19 1BU

Our ref: jb/ITP/corr

11 October 2006

Dear Mr Collins

Re: 1a The Parade, Pagham, West Sussex

I write to you in reference to your request for information regarding the above property's marketing history.

Austin Gray are auctioneers for the Sussex area and were instructed to auction this property following an extended period of marketing with a local agent without any success. We commenced marketing for Auction 76 in January 2006 with an auction date of 28 February 2006 and a price guide of £30,000 - £35,000. We conducted viewings and local advertising throughout this period with little success.

The property had last been used as a Post Office but had been closed down by the Post Office and had been vacant for some while. The property had only a door from the parade leading to the rear premises, with no frontage at all. The property was in poor condition and had suffered from leaks and water damage over the period it had been vacant. I also believe the property was originally one unit with number 1 The Parade before it was divided, hence that lack of shop frontage and therefore trading presence on the parade. This made it difficult to be considered by a retail unit and there was unviable in its present use.

We only had 4 viewings at the property, one of which was Drew Spalding on behalf of Asset Management. They expressed an interest in the property and made an offer considerably under the guide price. As they were the only interested party and the owners were keen to sell their offer of £17,000 was accepted, and we sold them the property on the 28th February 2006.

I hope this helps, but if I can be of any further assistance please contact me on my direct line below.

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Yours sincerely



Jenni Baker

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