Elizabeth Lawrence Ltd. BTP, MRTPI

[redacted]

ARUN DISTRICT COUNCIL
22 JUN 2011
RECEIVED SAL

21 June 2011

Mrs S Leeson
Planning Services
Arun District Council
Civic Offices
Maltravers Road
Littlehampton
West Sussex

Dear Mrs Leeson,

WA/45/11 - Change of Use to residential and construction of two rear extensions, The Oaks, Walberton.

Further to our recent telephone conversation I have passed your comments on marketing to Fleurets, the marketing agents for the property and enclose a copy of their response. As a consequence if you feel that the marketing of the property has been inadequate or not thorough enough can you please advise me in what way it has been lacking. Also what further measures need to be taken to demonstrate that this public house is not viable.

As discussed this public house has a very poor commercial history. It has been vacant for several years and if the current owner thought it would be viable he would carry out the works that he has consent for. As it is the building is totally vacant and has been the target of theft and vandalism over the past few years. It desperately requires a new use to secure its long term future.

I look forward to receiving your further comments on marketing on the near future.

[redacted]

Chartered Town Planner

Our Ref: KSD
E[redacted]

17 June 2011

Mrs E Lawrence
[redacted]

Dear Elizabeth

Oaks Restaurant, Yapton, West Sussex

Further to your email I confirm to you that Fleurets is the largest firm of chartered surveyors to specialise nationally and exclusively in the sale and valuation of Hotels, Restaurants, Pubs and Leisure property.

We are specialists and have a large team of experienced personnel many of whom have worked in leisure sector for many years.

With regards the corporates i.e. restaurant groups, pub companies etc. we are constantly in touch with acquisition personnel and understand their criteria. Examples of current company criteria for pub companies are given below:

Greene King
(Hungry Horse branding)
Current requirements are minimum of 1 acre, minimum of 65 car parking spaces, demographics are minimum of 20,000 inhabitants within a square mile.

M&B
Ember Inns
Minimum 4,000 square feet, minimum 1 acre, high footfall, they also prefer to build sites and therefore a Grade II Listed site would not be within their radar even if it met every other criteria.

Most major companies looking to acquire require a minimum of 100 covers and a minimum of 50 car parking spaces from which to operate their managed brands.

Although we have contacted directly all managed house operators and restaurant groups, none of these have taken matters further with regards this site. We have also contacted directly, smaller multiples and local established operators that may have an interest in the site but to date the feedback from those that have viewed is that the site needs too much investment for the likely return.

The Oaks, to my knowledge, has been on the market several times in the last few years and most recently with administrators. I believe that if any of the corporates had ever have been interested in the site they would have taken their opportunity some time ago.

Should you have any further query regarding our marketing of the site please do not hesitate to contact me.

Yours sincerely

[redacted]

ARUN DISTRICT COUNCIL WA/45/11/