FISHER GERMAN
CHARTERED SURVEYORS

PLANNING STATEMENT
APPLICATION FOR REMOVAL OF CONDITIONS 3 & 4 OF PERMISSION 4712/72 AT OAKWOOD LODGE, MARKFIELD

On behalf of

Mr L Warner
Oakwood Lodge
Thornton Lane
Markfield
LE6 0RP

Prepared by

Fisher German LLP
The Grange
80 Tamworth Road
Ashby de la Zouch
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January 2009

FISHER GERMAN
CHARTERED SURVEYORS

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1.0 INTRODUCTION

1.1 This statement is submitted in support of the planning application for the removal of conditions 3 and 4 of application 4712/72.

1.2 The subsequent sections of this statement provide a profile of the site, planning history, an overview of the relevant planning policy and a consideration of the key issues. This report demonstrates there is a genuine need for the sale of the premises and every effort has been made to sell the property with an agricultural tie. It is concluded there is no longer a need for an agricultural property in this location and as such the agricultural conditions should be removed to allow the sale of the property.

2.0 SITE AND SURROUNDING AREA

2.1 Oakwood Lodge is located to the west of Markfield and adjacent to the M1 motorway. To the east of the site lie residential properties located in a linear settlement pattern along Thornton Lane. A detached property is also located opposite the entrance to the site to the north.

2.2 The property itself is a 3 bed bungalow with approximately 4.52ha (11.16 acres) of grassland paddocks. The land immediately adjacent to the bungalow incorporates a small enclosed paddock area with brick built store and stable. The land has previously been rented by the applicant for grazing of sheep and silage, however more recently for the grazing of horses.

2.3 The property is approached via a shared private driveway off Thornton Lane which leads to a neighbouring smallholding.

3.0 SITE HISTORY

3.1 Planning permission was granted in 1972 for the erection of an agricultural bungalow by the applicants grandfather. The permission was subject to 2 standard agricultural occupancy conditions which state:

"3. The occupation of the dwelling, shall be limited to a person employed, or last employed, locally in agriculture as defined in Section 221 (1) of the Town and Country Planning Act, 1962, or in forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person)".

"4. This permission shall enure solely for the benefit of the applicant and shall not run with the land".

3.2 The original applicant William Morrell died on 21st April 1993 and the property was bought by the applicant together with Oak Farm. Oak farm was later sold but Oakwood Lodge retained as the family residence. Details within Appendix 1 show the property has been lived in by the current owner in excess of 10 years.

3.3 The applicant moved to France in July 2007 with his family after the property was sold and contracts exchanged in November 2006. A completion date was set for August 2007 however the sale fell through as the proposed purchaser could not comply with the agricultural condition and was unwilling to seek its removal. The house and land were readvertised for sale. Due to the property not selling, the family have moved back to the property and will now reside in the house until it is sold. The applicant has sought both agricultural and non agricultural work however has been unable to secure employment in the UK. The applicant has been offered a job in France and due to the current financial climate will work abroad for the foreseeable future.

4.0 PLANNING POLICY

4.1 National planning guidance contained within PPS7 and within the adopted Hinckley and Bosworth Local Plan highlight that new development in the countryside should normally be resisted unless for agricultural or forestry purposes.

4.2 Oakwood Lodge was constructed for agricultural purposes in 1972 and has been occupied by both the original applicant and his decedents since this time.

4.3 Hinckley and Bosworth's adopted local plan does not contain any specific policies for the removal of agricultural ties therefore based on discussions with Eleanor Shaw and Sarah Humphries this report covers:

a) the impact the proposal will have on the surrounding environment

b) the interest received in the sale of the property and land and reasons the property has not sold.

5.0 CONSIDERATION OF ISSUES

Condition 3

5.1 The property is modest in size with 4.52ha (11.16 acres). Problems have arisen due to the proximity to the M1 motorway with associated noise and the amount of land available with the property. Since the sale of the property fell through in 2007, Fisher German LLP and Newton Fallowell have been commissioned to jointly sell the property. The property has been marketed in 2 lots to stimulate interest although enquirers have been informed that the property can be sold in isolation if required. The property has been advertised in local papers, advertised on the Fisher German & Newton Fallowell websites, Rightmove and Prime Location, and a sale board erected at the property. It has however become very clear from enquiries that due to the bungalows location, it is undesirable in isolation without the land.

06.03.08	Ashby Mail
08.03.08	Leicester Mercury
13.03.08	Bradgate Edition
13.03.08	Loughborough Mail
15.03.08	Leicester Mercury
18.03.08	Sale Board
20.03.08	Ashby Mail
21.03.08	Loughborough Echo
04.04.08	Loughborough Echo
11.06.08	Ashby Trader & Echo

Fig 1 – Advertisements placed

5.2 A total of 111 people have requested and been sent property details. The main interest received relates to the bungalow with the land, a high proportion being for equestrian uses. (see Appendix 2 for details)

5.3 The bungalow has been priced competitively to account for the location and the agricultural tie. The original asking price was £295.00 for the bungalow and land as shown in the brochure as lot 1. Lot 2 was available between £10,000 & £15,000 per acre as grazing. Significant interest has been shown in the land at the asking price as highlighted by the number of viewings and offers received. Appendix 3 lists all enquires

and people to whom details of the property have been sent. 20 viewing were carried out between March and September 2008 and the applicant received 4 offers. Details of offers are contained within Appendix 4 and summarised in Fig 2 below.

5.4 On September 9th the price for Lot 1 was reduced to £199.950 and to date 5 viewings have been made at the property since the reduction in price.

Date	Offer	Comment
10.03.08	£360,000	Offer accepted however proof of funds not received.
20.03.08	£270,000	Offer not accepted due to offer of 10.03.08
02.04.08	£360,000	Offer accepted and sale proceedings commenced. Sale fell through on 08.08.08 as purchaser could not comply with the ag. Tie.
19.06.06	£330.000	Cash offer accepted however offer was reduced on 18.08.08 to £250.00 to compensate for ag tie. Offer not accepted due to sale proceedings
30.06.08	£340.000	Offer considered but dependent on sale of another property. Purchaser does not comply with ag.tie and would seek its removal for equestrian uses. Purchaser already discussed with LPA. Matter ongoing.
03.10.08	£235.000	Not accepted due to continued interest from equestrian purchaser
28.10.08	£330.000	Offer made direct to applicant. Solicitors instructed however no further contact with purchaser. Purchaser was non compliant with condition.
07.11.08	£250.000	Offer considered however no evidence of funds to date to complete sale.

Fig.2 Details of offers at Oakwood Lodge

5.5 All enquires received and offers made were by people unable to comply with the agricultural restrictions on the property. Offers were accepted on the understanding that the removal of the condition would be sought by the perspective owners and enquiries were directed to Hinckley and Bosworth Council for further advice regarding the removal of the conditions. It is clear from the marketing undertaken and level and type of interest shown that 4.52ha cannot support a full time agricultural use (such as crops or grazing) and therefore has not attracted any landowners whose sole income is from the land thus satisfying the condition. Looking at agricultural workers employed in the locality, as previously stated the property is undesirable in isolation, however with

5.6 the additional land available the unit is unaffordable. In general an agricultural worker can earn up to £25,000pa and a good farm manager £30,000pa. Usually a property is made available at low rent and therefore it is unusual for an employee to own their own home. Clearly if a new home is purchased an average salary could not support a mortgage for this property.

5.7 The local land owner T.R. Boddy & Co who own Oak farm and surrounding land, have been contacted regarding the sale of the property and they have confirmed the property and land is of no interest to them. A letter is contained within Appendix 5 for information.

5.8 As the applicant requires the sale of his property due to financial restraints the property has not been marketed to rent. The marketing has revealed interest primarily for equestrian use and therefore to sell the property the agricultural tie must be removed to allow non agricultural workers to occupy the property.

5.9 The property is located to the west of Markfield. Other properties to the east off Thornton Lane and indeed opposite are not restricted by occupancy conditions. The removal of this tie will have no greater impact of the amenities of the neighbouring residents.

Condition 4

5.10 It is clear that as the original applicant died in 1993 any future occupants cannot comply with condition 4 of the original permission. The farmhouse has been utilised by family members since this time. The condition is no longer relevant and it is requested this be removed.

7.0 CONCLUSION

7.1 Oakwood Lodge has been marketed extensively and had significant interest in the property and land together. Given the current climate a good number of viewings have been undertaken and a number of offers made on the property. All reasonable offers have been accepted and those initially rejected due to higher bids at the time have been contacted to inform of the lower price and the property still being on the market. No interest has been received from previous bidders with the reduction in price.

7.2 The property had been sold in April however the purchaser pulled out after four months due to non compliance with the occupancy condition. All other offers made and viewings undertaken were by people not complying with the condition.

7.3 It is concluded that extensive marketing has been undertaken and sufficient evidence has been provided to prove there is no longer a requirement for an agricultural property in this location. The personal condition relating to the original applicant is also outdated. We therefore respectfully request Conditions 3 and 4 of application 4712/72 be removed.

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N WILTON BSc (Hons) Dip.TP.MRTPI

APPENDIX 1

Black Horse Financial Services

Black Horse Financial
Services Group Limited
Mountbatten House
Chatham
Kent ME4 4JF

Telephone: 01634-834000
Direct line: 01634-834083
Fax: 01634-834777

Mr L W Warner &
Mrs S M Warner
Oakwood Lodge
Thornton Lane
Markfield
Leicester
Leics
LE6 0RP

Your ref:
Our ref: R2T4JV/R09018W

21 November 1995

Dear Mr Warner & Mrs Warner

Policy number: R09018W

I am pleased to enclose the above mentioned policy documents and I would be grateful if you could check the details are correct and inform us of any discrepancy as soon as possible.

I would like to thank you for placing this business with Black Horse Financial Services.

Yours sincerely

David Sancto

David Sancto
Team Leader
Customer Services Administration

Black Horse Financial Services Group Limited. Registered Number 346570 - a subsidiary of Lloyds Bank Plc. Subsidiary Companies:

Black Horse Life Assurance Company Limited. A member of the Association of British Insurers and the Insurance Ombudsman Bureau. Regulated by the Personal Investment Authority. Registered Number 1132760.

Lloyds Bank Unit Trust Managers Limited is regulated by IMRO and the Personal Investment Authority. Registered Number 883670.

Black Horse Financial Services Limited. Authorised to market only the products of Black Horse Life Assurance Company Limited, Lloyds Bank Unit Trust Managers Limited, its subsidiary Lloyds Bank (Channel Islands) Unit Trust Managers Limited (registered in Jersey) and Lloyds Bank Plc. Regulated by the Personal Investment Authority. Not authorised to receive or hold client money. Registered Number 1690781.

These companies are registered in England with registered offices at 71 Lombard Street, London EC3P 3BS.

CONTRIBUTIONS AGENCY
Class 1 Caseworker
Longbenton
Newcastle upon Tyne NE98 1YX.

An Executive Agency of the Department of Social Security

Telephone : please see page 9 of the leaflet if you wish to telephone us.

25/10/1996

MR. L W WARNER
OAKWOOD LODGE
THORNTON LANE
MARKFIELD
LEICESTER
LE67 9RP

Your National Insurance Number is

NB	97	55	88	B

Please tell us this number any time you get in touch with us.

THIS IS NOT A DEMAND FOR PAYMENT

This letter tells you about your National Insurance contributions for the tax year 6 April 1994 to 5 April 1995
Our records show the following on your account for this year:

NIL	as an employed person	NIL	self-employed contributions	NIL	voluntary contributions
NIL	credits for sickness/incapacity	12	credits for unemployment	NIL	credits for other reasons

Leaflet RD171 sent with this letter tells you how to check the record and what to do if you:

- Think it is wrong
- Want to pay some voluntary contributions
- **If you were self-employed for any period during the 1994 / 95 year please refer to the accompanying leaflet. The rest of this letter does not apply to you.**

If the record is correct it means that the 1994 / 95 year cannot count towards your retirement pension unless you pay 40 voluntary contributions.

You can pay these contributions now, **but it may not be worth your while.** The leaflet may help you to decide if it is a good idea to pay. If you are still not sure whether payment will improve your pension, get in touch with your local office of the Benefits Agency. (In Northern Ireland, Dept. of Health and Social Services)

If you want to pay and do so by 5 April 1997 the amount we need is £222.00 . Please fill in the slip at the bottom of this letter and send it with your payment to the address at the top of this letter. If you pay after that date it could cost you more. **There are time limits for paying,** the leaflet explains this in more detail. If you want to pay after that date get in touch with us first. If you want to pay by cash, please call at your nearest Social Security Office, taking this letter with you.

RD170

I wish to pay **voluntary** contributions.

I enclose a cheque or postal order for £222.00 **(made payable to the 'Contributions Agency')** so that the year 6 April 1994 to 5 April 1995 will count towards my pension. This payment is for 40 weeks at £5.55 .

Signed

MR. L W WARNER

Date

National Insurance number NB 97 55 88 B

Please write this number with your name and address on the back of your cheque

Address

Postcode

If this address is different from the one at top of this letter please tick this box. ☐

RD170A 9166/05959

Please do not write or mark below this line and do not fold this counterfoil

8897551402 6 WARLW 94 40 3 22200 13 X

APPENDIX 2

VIEWING REPORT - Oakwood Lodge,

Date	Time	Viewee	Comments	Made	Confirm	Accomp	Vend Inf
06/03/2008	16:30	Ms L Swanwick (Ashby de la Zouch)	V interested. Paul Lees of Fallowells is making enquiries with J Ikin. Concern over occupancy restriction - not from agriculture point of view but additional clauses.	✓	✓	✓	☑
06/03/2008	17:15	Mr A Brettle (Ashby de la Zouch)	Too much noise from Motorway	✓	✓	✓	☐
12/03/2008	13:30	Mrs J Johnson (Ashby de la Zouch)		✓	✓	✓	☐
14/03/2008	15:30	Mr Mosbah (Ashby de la Zouch)	checking Ag Tie - may struggle to satisfy.	✓	✓	✓	☐
14/03/2008	16:00	Mr W R Slater (Ashby de la Zouch)	Forester - looking for an affordable property with land. Concerned about the road noise from M1.	✓	✓	✓	☐
14/03/2008	16:30	Ms C Shaw (Ashby de la Zouch)	Beautician - looking for an equestrian property.	✓	✓	✓	☑
19/03/2008	10:00	Ms K Simpson (Ashby de la Zouch)	Viewing cancelled - due to Ag Tie	✓	✓	✓	☐
20/03/2008	16:30	Ms L Swanwick (Ashby de la Zouch)	25.03.08 - Message left for feedback	✓	✓	✓	☐
25/03/2008	15:00	Miss Ellis (Ashby de la Zouch)	Cancelled - cannot get hold of her partner - will re-arrange	✓	✓	✓	☐
25/03/2008	15:30	Mr K Landsdowne (Ashby de la Zouch)		✓	✓	✓	☐
25/03/2008	16:00	Ms Garrod (Ashby de la Zouch)		✓	✓	✓	☑
28/03/2008	14:00	Mr Chevalier (Ashby de la Zouch)		✓	✓	✓	☑
28/03/2008	16:30	Mrs J Powdrill (Ashby de la Zouch)		✓	✓	✓	☐
01/04/2008	16:30	Mr F J Smith (Ashby de la Zouch)		✓	✓	✓	☐
16/04/2008	12:15	Mrs E Moon (Ashby de la Zouch)		✓	✓	✓	☐
02/09/2008	14:00	Mrs P Adkin (Ashby de la Zouch)	Telephoned Mrs. Adkin who said that whilst she loved the house the property was too close to the motorway and she felt that the noise was too much.	✓	✓	✓	☐
10/09/2008	11:00	Mr Knott (Ashby de la Zouch)		✓	✓	✓	☐
10/09/2008	18:30	Mr Knott (Ashby de la Zouch)	Collecting keys from Lee's uncle in bungalow (The Oaks).	✓	✓		☐
12/09/2008	11:00	Ms K Hibbert (Ashby de la Zouch)	Offer made	✓	✓	✓	☑
29/09/2008	11:00	Ms J Rowbotham (Ashby de la Zouch)	Liked a lot. She is looking into the Agric Occ Restriction. Has spoken to mortgage broker. Has asked if vendor would consider them 'lease buying' the land if they purchase the bungalow. Looking into other options.	✓	✓	✓	☑

VIEWING REPORT - **Oakwood Lodge,**

Date	Time	Viewee	Comments	Made	Confirm	Accomp	Vend Inf
19/11/2008	14:30	Mrs C T Aspinall (Ashby de la Zouch)	Property to sell - not yet on market. Looking into possibility of equestrian use.	✓	✓	✓	☐
18/12/2008	14:00	Mrs & Mrs Bowler (Ashby de la Zouch)	Looking into equestrian options.	✓	✓	✓	☐

APPENDIX 3

Property - Event History Report

OAKWOOD LODGE, THORNTON LANE, MARKFIELD, LE67 9RP

Name:	Mr L Warner	2nd Vendor:	Work Tel:
Address:	Oakwood Lodge Thornton Lane Markfield LE67 9RP		Home Tel: Mobile Tel: Extra Tel: E-Mail:

Comm. Rate: 1.50% Agreed Weeks:

Display Board: ☐ Spoken to Mortgage Advisor: ☐ Comm. £:

Received Signed Agency Agreement: ☐ Agency Type: Sole Reg. Date: 23/11/2007

Date	Event
19/06/1998	Oakton Land Ltd (Ashby de la Zouch) Offer made of £300,000
03/03/2008	Property status changed to "Available"
03/03/2008	Initial price £295,000
03/03/2008	Property matched against Mr I Chambers (Ashby de la Zouch)
03/03/2008	Property matched against Mrs M Elkington (Ashby de la Zouch)
03/03/2008	Property matched against Miss S Johnson (Ashby de la Zouch)
03/03/2008	Property matched against Mrs A J Munton (Ashby de la Zouch)
03/03/2008	Property matched against Mrs N Pickup (Ashby de la Zouch)
03/03/2008	Property matched against Ms K Swains (Ashby de la Zouch)
04/03/2008	Property matched against Mr P D Lees (Ashby de la Zouch)
04/03/2008	Property matched against Mrs T Rushin (Ashby de la Zouch)
05/03/2008	Property matched against Mr P Crane (Ashby de la Zouch)
05/03/2008	Property matched against Mr D James (Ashby de la Zouch)
05/03/2008	Property matched against Mrs V Watson (Ashby de la Zouch)
05/03/2008	Property matched against Mrs K Moore (Ashby de la Zouch)
05/03/2008	Property matched against Mr W R Slater (Ashby de la Zouch)
05/03/2008	Property matched against Mrs J Fleming (Ashby de la Zouch)
05/03/2008	Property matched against Mr A Brettle (Ashby de la Zouch)
05/03/2008	Property matched against Mr S Brooks (Ashby de la Zouch)
05/03/2008	Property matched against Mrs J Johnson (Ashby de la Zouch)
06/03/2008	Property matched against Mr P Smith (Ashby de la Zouch)
06/03/2008	Property matched against Mrs A Underwood (Ashby de la Zouch)
06/03/2008	Viewing arranged with Mrs N Pickup (Ashby de la Zouch)
06/03/2008	Viewing arranged with Ms K Simpson (Ashby de la Zouch)
06/03/2008	Viewing arranged with Ms L Swanwick (Ashby de la Zouch)
06/03/2008	Viewing arranged with Mr A Brettle (Ashby de la Zouch)
07/03/2008	Mrs N Pickup (Ashby de la Zouch) Vendor Informed of viewing on 06/03/2008 at 16:30:00
10/03/2008	Mr Bill Hardy int in Lot 2.
10/03/2008	Offer made of £360,000
10/03/2008	Mr B Smith (Ashby de la Zouch) Offer made of £360,000
10/03/2008	Property matched against Mr & Mrs A Statham (Ashby de la Zouch)
10/03/2008	Property matched against Mrs D Dowell (Ashby de la Zouch)
10/03/2008	Property matched against Mrs F Harvey (Ashby de la Zouch)
10/03/2008	Property matched against Mrs A Haynes (Ashby de la Zouch)
10/03/2008	Property matched against Mrs Greenhough (Ashby de la Zouch)
10/03/2008	Property matched against Mr C Gill (Ashby de la Zouch)
10/03/2008	Property matched against Mr B Hardy (Ashby de la Zouch)
10/03/2008	Property matched against Mr T Dallow (Ashby de la Zouch)
10/03/2008	Property matched against Mrs L Crisp (Ashby de la Zouch)
10/03/2008	Property matched against Mr D Wills (Ashby de la Zouch)
10/03/2008	Property matched against Mrs Hames (Ashby de la Zouch)
10/03/2008	Property matched against Mrs Chapman (Ashby de la Zouch)

10/03/2008	Property matched against Mr C Jones (Ashby de la Zouch)
10/03/2008	Property matched against Mr D Needham (Ashby de la Zouch)
10/03/2008	Property matched against Ms J Bell (Ashby de la Zouch)
10/03/2008	Property matched against Ms K Simpson (Ashby de la Zouch)
10/03/2008	Property matched against Mr Mosbah (Ashby de la Zouch)
12/03/2008	Property matched against Mrs S Jeyes (Ashby de la Zouch)
12/03/2008	Property matched against Mrs G Shaw (Ashby de la Zouch)
12/03/2008	Property matched against Miss V Clarke (Ashby de la Zouch)
12/03/2008	Viewing arranged with Mrs J Johnson (Ashby de la Zouch)
12/03/2008	Property matched against Mr S Dawson (Ashby de la Zouch)
12/03/2008	Mr S Dawson, Shepshed int in Lot 2
12/03/2008	Property matched against Mrs A Haywood (Ashby de la Zouch)
13/03/2008	Property matched against Ms C Shaw (Ashby de la Zouch)
13/03/2008	Property matched against Mrs A Jebson (Ashby de la Zouch)
14/03/2008	Viewing arranged with Mr Mosbah (Ashby de la Zouch)
14/03/2008	Viewing arranged with Mr W R Slater (Ashby de la Zouch)
14/03/2008	Viewing arranged with Ms C Shaw (Ashby de la Zouch)
17/03/2008	Ms K Simpson (Ashby de la Zouch) Vendor Informed of viewing on 06/03/2008 at 16:30:00
17/03/2008	Ms L Swanwick (Ashby de la Zouch) Vendor Informed of viewing on 06/03/2008 at 16:30:00
17/03/2008	Viewing arranged with Ms L Swanwick (Ashby de la Zouch)
17/03/2008	Property matched against Mr L R York (Ashby de la Zouch)
17/03/2008	Property matched against Miss H Scott (Ashby de la Zouch)
18/03/2008	Property matched against Mr S Nixon (Ashby de la Zouch)
18/03/2008	Property matched against Mr R Etherington (Ashby de la Zouch)
19/03/2008	Viewing arranged with Ms K Simpson (Ashby de la Zouch)
19/03/2008	Viewing arranged with Mrs J Johnson (Ashby de la Zouch)
19/03/2008	Property matched against Ms A Jones (Ashby de la Zouch)
20/03/2008	Property matched against Mrs M Bourne (Ashby de la Zouch)
20/03/2008	Mrs N Pickup (Ashby de la Zouch) Offer made of £270,000
20/03/2008	Property matched against Mr S J Smith (Ashby de la Zouch)
20/03/2008	Property matched against Mrs J Banning (Ashby de la Zouch)
20/03/2008	Viewing arranged with Ms L Swanwick (Ashby de la Zouch)
25/03/2008	Property matched against Ms Garrod (Ashby de la Zouch)
25/03/2008	Ms Garrod (Ashby de la Zouch) Vendor Informed of viewing on 25/03/2008 at 16:00:00
25/03/2008	Property matched against Mr K Landsdowne (Ashby de la Zouch)
25/03/2008	Viewing arranged with Miss Ellis (Ashby de la Zouch)
25/03/2008	Viewing arranged with Mr K Landsdowne (Ashby de la Zouch)
25/03/2008	Viewing arranged with Ms Garrod (Ashby de la Zouch)
26/03/2008	Property matched against Mr N B A Lewis (Ashby de la Zouch)
26/03/2008	Property matched against Mr J Brocklebank (Ashby de la Zouch)
26/03/2008	Property matched against Mr M J Lewis (Ashby de la Zouch)
28/03/2008	Property matched against Mrs S A Jones (Ashby de la Zouch)
28/03/2008	Viewing arranged with Mr Chevalier (Ashby de la Zouch)
28/03/2008	Viewing arranged with Mrs J Powdrill (Ashby de la Zouch)
31/03/2008	Property matched against Mr D Illingworth (Ashby de la Zouch)
31/03/2008	Mr Chevalier (Ashby de la Zouch) Vendor Informed of viewing on 28/03/2008 at 14:00:00
31/03/2008	Property matched against Mr M Gilliver (Ashby de la Zouch)
01/04/2008	Property matched against Mr F J Smith (Ashby de la Zouch)
01/04/2008	Property matched against Mr A Walker-Smith (Ashby de la Zouch)
01/04/2008	Viewing arranged with Mr F J Smith (Ashby de la Zouch)
02/04/2008	Property matched against Mr D James (Ashby de la Zouch)
02/04/2008	Mr J Dunne (Ashby de la Zouch) Offer made of £360,000
02/04/2008	Property matched against Mr V James (Ashby de la Zouch)
03/04/2008	Property matched against Mr A Fricker (Ashby de la Zouch)

Property - Event History Report

03/04/2008	Property matched against Mrs E Moon (Ashby de la Zouch)
04/04/2008	Property matched against Mr B Finney (Ashby de la Zouch)
08/04/2008	Property matched against Mrs Moore (Ashby de la Zouch)
08/04/2008	Property matched against Mr J Goodwin (Ashby de la Zouch)
10/04/2008	Property matched against Savills - Nottingham (Ashby de la Zouch)
16/04/2008	Viewing arranged with Mrs E Moon (Ashby de la Zouch)
07/05/2008	Julie Johnson - 01530 244120 - Int if falls through.
08/05/2008	Interested in Lot 2 for Markfield football club if falls through Raymond Lockwood - 01530 249685 (home) 0116 2625315 (w). 6 acres ish.
09/05/2008	Property matched against Mrs Leedham (Ashby de la Zouch)
13/05/2008	Property matched against Mr J Jagdev (Ashby de la Zouch)
06/06/2008	Property matched against Miss H Scott (Ashby de la Zouch)
13/06/2008	Property matched against Ms A Jones (Ashby de la Zouch)
16/06/2008	Property matched against Ms A Howard (Ashby de la Zouch)
17/06/2008	Property matched against Mr S J Smith (Ashby de la Zouch)
17/06/2008	Property matched against Mrs S Gaunt (Ashby de la Zouch)
18/06/2008	Property matched against Miss K Louis (Ashby de la Zouch)
19/06/2008	Oakton Land Ltd (Ashby de la Zouch) Offer made of £300,000
19/06/2008	Oakton Land Ltd (Ashby de la Zouch) Offer made of £330,000
19/06/2008	Property matched against Mr P Patel (Ashby de la Zouch)
30/06/2008	Mrs J Johnson (Ashby de la Zouch) Offer made of £340,000
07/07/2008	Property matched against Mr W Hardy (Ashby de la Zouch)
17/07/2008	Property matched against Mr P Broome (Ashby de la Zouch)
05/08/2008	Property matched against Ms C Gear (Ashby de la Zouch)
08/08/2008	Mr J Dunne (Ashby de la Zouch) Offer made of £0
18/08/2008	Oakton Land Ltd (Ashby de la Zouch) Offer made of £250,000
21/08/2008	Property matched against Mr D Payne (Ashby de la Zouch)
29/08/2008	Property matched against Ms T Price (Ashby de la Zouch)
02/09/2008	Viewing arranged with Mrs P Adkin (Ashby de la Zouch)
05/09/2008	Property matched against Mr Knott (Ashby de la Zouch)
09/09/2008	Price changed from £295,000 to £199,950
10/09/2008	Mr Knott (Ashby de la Zouch) Vendor Informed of viewing on 10/09/2008 at 18:30:00
10/09/2008	Viewing arranged with Mr Knott (Ashby de la Zouch)
12/09/2008	Viewing arranged with Ms K Hibbert (Ashby de la Zouch)
15/09/2008	Property matched against Mr Edwards (Ashby de la Zouch)
19/09/2008	Property matched against Miss A Scott (Ashby de la Zouch)
23/09/2008	Property matched against Mr T Higginbottom (Ashby de la Zouch)
26/09/2008	Property matched against Mrs Rose (Ashby de la Zouch)
26/09/2008	Ms K Hibbert (Ashby de la Zouch) Offer made of £235,000
29/09/2008	Viewing arranged with Ms J Rowbotham (Ashby de la Zouch)
29/09/2008	Property matched against Mr Wells (Ashby de la Zouch)
01/10/2008	Property matched against Ms J Rowbotham (Ashby de la Zouch)
01/10/2008	Property matched against Ms C Montgomery (Ashby de la Zouch)
03/10/2008	Ms K Hibbert (Ashby de la Zouch) Offer made of £235,000
03/10/2008	Property matched against Mr N P Hoare (Ashby de la Zouch)
06/10/2008	Property matched against Mrs J Chiswell (Ashby de la Zouch)
06/10/2008	Property matched against Mrs R Teagle (Ashby de la Zouch)
06/10/2008	Property matched against Mr F Fern (Ashby de la Zouch)
06/10/2008	Property matched against Mr D C Joshi (Ashby de la Zouch)
06/10/2008	Property matched against Mrs C T Aspinall (Ashby de la Zouch)
06/10/2008	Property matched against Mr L R Biddles (Ashby de la Zouch)
06/10/2008	Property matched against Mr J Pacey (Ashby de la Zouch)
07/10/2008	Property matched against Mr A P Walker (Ashby de la Zouch)
07/10/2008	Property matched against Mr B Humphries (Ashby de la Zouch)
07/10/2008	Property matched against Mr S W Newson (Ashby de la Zouch)
08/10/2008	Property matched against Mr G Barker (Ashby de la Zouch)
07/11/2008	Property matched against Mr P Moore (Ashby de la Zouch)

Property - Event History Report

07/11/2008	Mr B Smith (Ashby de la Zouch) Offer made of £250,000
10/11/2008	Property matched against Mr B Smith (Ashby de la Zouch)
19/11/2008	Viewing arranged with Mrs C T Aspinall (Ashby de la Zouch)
24/11/2008	Property matched against Ms L Wright (Ashby de la Zouch)
03/12/2008	Property matched against Mrs & Mrs Bowler (Ashby de la Zouch)
18/12/2008	Viewing arranged with Mrs & Mrs Bowler (Ashby de la Zouch)
13/01/2009	Mr J Dunne (Ashby de la Zouch) Offer accepted of £360,000
13/01/2009	Property status changed to "Sale Agreed"
13/01/2009	Oakton Land Ltd (Ashby de la Zouch) Offer accepted of £330,000
13/01/2009	Property status changed to "Sale Agreed"
13/01/2009	Ms C Shaw (Ashby de la Zouch) Vendor Informed of viewing on 14/03/2008 at 16:30:00
13/01/2009	Ms K Hibbert (Ashby de la Zouch) Vendor Informed of viewing on 12/09/2008 at 11:00:00
13/01/2009	Ms J Rowbotham (Ashby de la Zouch) Vendor Informed of viewing on 29/09/2008 at 11:00:00

APPENDIX 4

ALL OFFERS REPORT

Applicant: **Mr J Dunne (Ashby de la Zouch)**
Finance Company: Contact:
Amount: Confirmed: ☐
Agreed Exchange Date: Agreed Completion Date:

Offer	Date	Time	Details of Conversation	Initials	Sent Letter	Accepted	Fallen
£360,000	02/04/2008	12:30:44		DMW	☑	☑	☐
	08/08/2008	12:31:33	Sale fell through due to issues with Ag Tie	DMW	☐	☐	☑

Applicant: **Mrs N Pickup (Ashby de la Zouc**
Finance Company: Contact:
Amount: Confirmed: ☐
Agreed Exchange Date: Agreed Completion Date:

Offer	Date	Time	Details of Conversation	Initials	Sent Letter	Accepted	Fallen
£270,000	20/03/2008	12:23:33	Part cash, part mortgage	DMW	☐	☐	☐

Applicant: **Mrs J Johnson (Ashby de la Zou**
Finance Company: Contact:
Amount: Confirmed: ☐
Agreed Exchange Date: Agreed Completion Date:

Offer	Date	Time	Details of Conversation	Initials	Sent Letter	Accepted	Fallen
£340,000	30/06/2008	12:42:28	Property to sell.	DMW	☑	☐	☑

Applicant: **Ms K Hibbert (Ashby de la Zouc**

Finance Company: Contact:

Amount: Confirmed: ☐

Agreed Exchange Date: Agreed Completion Date:

Offer	Date	Time	Details of Conversation	Initials	Sent Letter	Accepted	Fallen
£235,000	26/09/2008	16:02:18	SSTC to cash buyer	DMW	☑	☐	☑
£235,000	03/10/2008	16:03:53	Not prepared to increase at the moment. Asked us to get back to them if vendor reconsiders	DMW	☐	☐	☐

Applicant: **Mr B Smith (Ashby de la Zouch)**

Finance Company: Contact:

Amount: Confirmed: ☐

Agreed Exchange Date: Agreed Completion Date:

Offer	Date	Time	Details of Conversation	Initials	Sent Letter	Accepted	Fallen
£360,000	10/03/2008	13:41:54	Cash offer. Request offer in writing and proof of funds. Proof of funds not received. Offer withdrawn due to alternative property found.	DMW	☑	☐	☑
£250,000	07/11/2008	13:44:04	Cash offer for whole	DMW	☑	☐	☑

Applicant: **Oakton Land Ltd (Ashby de la Z**

Finance Company: Contact:

Amount: Confirmed: ☐

Agreed Exchange Date: Agreed Completion Date:

Offer	Date	Time	Details of Conversation	Initials	Sent Letter	Accepted	Fallen
£300,000	19/06/2008	12:00:00	Commercial Company. Cash - can complete within 7 wks	DMW	☑	☐	☑
£330,000	19/06/2008	12:39:50	Offer increased	DMW	☑	☑	☐
£250,000	18/08/2008	12:41:00	Reduced due to Ag Tie	DMW	☑	☐	☑

APPENDIX 5

T. R. Boddy & Co

Greens Lodge
Forest Road
Huncote
Leicester
LE9 3LE

Tel 0116 286 2359
Fax 0116 286 1135

Lee Warner
Oakwood Lodge
Thornton Lane
Markfield
Leicester
LE67 9RP

12 January 2009

Dear Lee

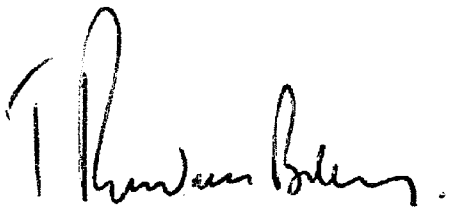
Oakwood Lodge

Thank you for the information regarding the sale of Oakwood Lodge.

Despite being the owner of the adjoining farm and fields I would like to confirm to you that we are not interested in the purchase of your residence.

However, thank you for drawing it to our attention.

Yours sincerely



T R Boddy