

Clitheroe Office

ISL /JT

1st October 2014

Mrs J Douglas
Janet Dixon Town Planners Ltd
144 Woone Lane
Clitheroe
Lancashire
BB7 1BN

Dear Mrs Douglas,

RE: 16a & 16 Spring Gardens, Waddington, Nr Clitheroe.

I refer to your recent e-mail correspondence in connection with your application to Ribble Valley Borough Council for planning permission for change of use of the ground floor from a shop to ground floor flat. As requested I herewith enclose a copy of our sales particulars.

The property was offered on the open market on the 3rd June 2010 and comprised of a ground floor former hairdressers shop and a first floor self-contained flat.

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The ground floor hairdressers unit had been occupied by the same tenant for a number of years and as there was no lease in place the tenant still had rights to occupy the premises and the lease could not be terminated. Subsequently a purchaser was found for the property on the 16th June 2010 but subsequently fell through on the 20th October 2010. Marketing recommenced at that time and the price was reduced to £169,950 and a further purchaser was found in September 2011.

The purchasers wished to buy the property to convert the ground floor into a self-contained flat and as the tenant had now retired the property was being purchased with full vacant possession. This matter dragged on for some time and on the 17th July 2014 the purchasers called to withdraw from their purchase after meetings with Ribble Valley Borough Council to say they were not happy to grant planning permission for conversion to a flat due to current policy.

We continue to market the property with vacant possession but have not received any further enquiries due to the feedback from the Ribble Valley Planners.

We have conducted 17 prospective purchasers around the property and most have wanted to convert the ground floor former hairdressers to a small flat.

Currently due to the property being empty it is looking rather sad and we are about to enter another winter period when the market slows down again.

My personal opinion of the property is that it is very saleable being in the village of Waddington but I cannot see any retail use for the unit as it does have some constraints in terms of size, no shop window etc.

If change of use is refused for an apartment then I would suggest that this property could remain empty or unused for a considerable period of time.

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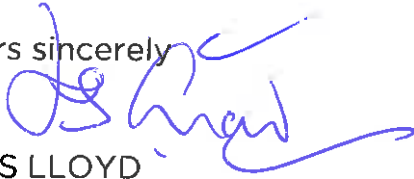
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I am of the opinion that the alternative use of the former hairdressing shop to a small flat would be the best use for the property and as there are limited lower value flats of this nature in the village.

I hope the enclosed information is of some assistance to you and if I can be of any further help in this matter please do not hesitate to contact me further.

Yours sincerely



IAN S LLOYD
DIRECTOR
MORTIMERS CHARTERED SURVEYORS