

Dewhurst Homes

Mr and Mrs John Wade
Somerwood
Stoneygate Lane
Ribchester
Lancs
PR3 3YN

17th October 2014

Dear Mr & Mrs Wade,

Re: Woodfield Farm, Longsight Road, Clayton Le Dale, Lancs, BB2 7JA

We are writing to provide a summarised marketing report on the above property, we have actively marketed the property since November 2012 at £995,000.

The property has been advertised on Rightmove and Zoopla and also has been regularly advertised in the newspapers .

Since marketing the property has only had 2 viewings and the feedback from this was one client felt that the property was overpriced and another client felt that the property was a bit too big for them.

Additional feedback from clients has been that the location has not been suitable for clients as they felt road too busy.

The property offers substantial accommodation however demand for this price of property is slower than other lower priced property.

In our opinion we feel that this property is of interest to a niche market because of the size , if the site was able to be divided up into separate lots then this would open up to more buyers as the price would be adjusted and hopefully more interest generated.

If you have any further queries please have no hesitation in contacting me

Yours sincerely,



Hayley Sugden
Sales Manager

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