

[REDACTED]

To whom it may concern,

We purchased 23 Whalley Road Wilpshire in 1999 it was in a poor state of repair and had no utilities on either of the top floors we made extensive improvements to the inside of the building and repaved the front. No alterations were made to the outside of the building which to our knowledge has always been the same.

We ran our photographic business from 1999-2018 [REDACTED]
[REDACTED]
[REDACTED]

We were working from home on a semi-retired basis, when we got the property back, [REDACTED] and we do not have the funds to pay for the repairs it needs, we therefore immediately sought to sell the building. We used 3 different estate agents and it was on the market from April 19 until May 21,

1st April 2019 until 30 September 2019 - Keenans Estate Agents with no success. 4 viewings no offers we agreed to a price reduction but no further interest generated, we also approached their lettings department but to no avail.

1st October 2019 until 16th October 2020 - Trevor Dawsons. This generated 8 viewings but only 1 verbal offer which was considerably lower than the asking price and the minimum price we could accept to meet settle the mortgage owed.

17th October 2020 until 1st June 2021 - Entwistle Green. They tried to broaden the appeal of the property by marketing it as both a commercial property with scope for a conversion to a 4 bedroom house. This approach was unsuccessful despite 4 viewings little interest and no offers.

We are conscious of the fact that it is now an eye sore. We did have a conversation with the planning department on an informal basis to ask about the possibilities of change of use and were assured that it would be possible if a commercial buyer for the property was not found. We are seeking the change of use and planning to make the building viable and respectable again.

If any further information is needed please feel free to contact us.

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