

**Horsham Local Plan – Examination in Public**

# **Hearing Statement: Matter 5 – Spatial Strategy**

Date of report: September 2026

PREPARED FOR



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### Appendix A: Ste Marketing Report (Strutt and Parker)

## Document History

| Issue | Date       | Issued by      | Comment |
|-------|------------|----------------|---------|
| 1.0   | 24/09/2026 | John Ainsworth | Draft   |
| 2.0   | 25/09/26   | John Ainsworth | Issue   |

# 1. Introduction

1.1 This Hearing Statement has been prepared by Savills on behalf of Bellway Homes Ltd (Strategic Land) (herein referred to as 'Bellway') in response to Matter 5: Spatial Strategy as detailed within the Inspectors Hearing Programme for the examination of the Horsham Local Plan (the Plan).

1.2 Bellway control land at the Former Thakeham Mushroom Site (The Site). The Site is subject to the Inspectors question at MM121,

*Strategic Policy 30: (i) should the Thakeham Mushroom Site be protected for employment purposes?*

1.3 Bellway has an interest in the outcome of the examination of Strategic Policy 30 and proposed modification question MM121, given that the Site is specifically referenced within the proposed modification. This Hearing Statement sets out Bellway's position that the protection of the Former Thakeham Mushroom Site for employment purposes is neither positive in enabling growth to meet Horsham's objectively assessed nor consistent with national planning policy.

## 2. Response to the Inspectors Questions

### MM121

*Strategic Policy 30: (i) should the Thakeham Mushroom Site be protected for employment purposes?*

- 2.1 The Thakeham Mushroom Site, together with adjoining land immediately to the west, is owned by Bellway Homes. The Site was previously operated by Monaghan Mushrooms until May 2022 and comprised the growing, packaging and distribution of mushrooms.
- 2.2 Strategic Policy 30 (Table 7) identifies 23 Key Employment Areas. These are all long-established business and industrial parks with characteristics that differ significantly from the Thakeham Mushroom Site. The need to protect the Thakeham Mushroom Site is therefore neither understood nor justified. Furthermore, as a vacant and partially derelict site, it does not contribute to the delivery of the District's strategic economic vision.
- 2.3 The draft Policies Map identifies the Site as Neighbourhood Plan Housing Site Allocation Policy 3: Off Storrington Road, Mushroom Site. The draft Policies Map also incorporates the Site within the settlement boundary. Under the emerging policy position, National Development Management Policy (NDMP) S4 would therefore apply, establishing a presumption in favour of sustainable development and providing an opportunity to address the evidenced unmet housing need.
- 2.4 The Site does not benefit from a residential allocation within the Thakeham Parish Neighbourhood Plan (January 2017). Policy Thakeham 3, *Horticultural Land off Storrington Road ("Mushroom Site")*, identifies the Site for either:
- a. A D2 recreational use compatible with its countryside location;*
  - b. A solar array; or*
  - c. A B1 light industrial/commercial use and/or tourism use within the existing developed area of the site, with the remainder returned to agricultural use.*
- 2.5 The Site is not allocated for development within the emerging Local Plan.
- 2.6 The Site is currently the subject of a planning application for 150 dwellings (LPA Ref. DC/26/0266). This is due to be reported to Planning Committee at the end of October 2026.
- 2.7 The current planning application follows a previous application for 247 dwellings (LPA Ref. DC/24/0021), which was dismissed at appeal on 13 June 2025.
- 2.8 The principle of redeveloping the Site for a residential-led scheme was not contested by Horsham District Council and did not form part of any reason for refusal in relation to the previous planning application. The appeal was dismissed principally for reasons relating to the sustainability of the location, having regard to the scale of development proposed. Since the appeal decision, Bellway has worked proactively with both Horsham District Council and Thakeham Parish Council to develop the current scheme. Thakeham Parish Council has not raised an objection to the current application in their consultation response.
- 2.9 As part of the previous planning application, Bellway commissioned Strutt & Parker to undertake a marketing exercise for the Site. This exercise commenced in May 2023 and ran until 26 September 2024.

- 2.10 The marketing campaign included on-site advertising boards, advertisements in relevant publications, and online promotion. A Marketing Report (Appendix A) was submitted to support the Application on 12 February 2024 which detailed the responses received and why they were not taken forward. The exercise demonstrated that there was no viable interest in the Site for agricultural use or for the preferred employment uses identified within Policy 3 of the Thakeham Parish Neighbourhood Plan. Since this exercise was undertaken there has been no improvement in the commercial market and we believe the conclusions of the exercise remain valid.
- 2.11 In its consultation responses to both the previous and current planning applications, Horsham District Council's Economic Development Team considered the commercial marketing exercise to be acceptable.
- 2.12 This conclusion was also reflected in the Planning Officer's Report for application DC/24/0021:
- "the applicants have submitted a marketing report for the site for agricultural uses in accordance with the existing and policy compliant use of the site, which includes the uses set out in Policy Thakeham3. The report outlines the marketing which took place over a substantial period (since May 2023). The marketing undertaken included erecting boards on site and advertising on the internet. The marketing undertaken is considered thorough. The report summary outlines the responses received and why they were not considered viable offers. This includes discounting offers which are not considered policy compliant (in compliance with Policy 3 of the Thakeham Parish Neighbourhood Plan). The offers included offers for light industrial uses, storage, residential development and a solar farm. The applicant has outlined why each offer was not taken forward, to the satisfaction of officers."*
- "It is considered that the marketing undertaken is acceptable and has demonstrated that the site is not viable for policy-compliant uses, given its condition and location. As such, the scheme has met the requirements of Policy 9 of the HDPF."*
- 2.13 The Planning Officer's Report therefore confirms that the scheme satisfies the requirements of Policy 9 of the Horsham District Planning Framework (2015) and demonstrates that the Site is not viable for policy-compliant employment uses, having regard to both its condition and location.
- 2.14 Consequently, the principle of redeveloping the Site for an alternative non-employment use has already been accepted, and the absence of replacement employment floorspace did not form a reason for the previous refusal. Moreover, despite the requirements of Policy 3 in the Neighbourhood Plan, Thakeham Parish Council has not raised an objection to the principle of redeveloping the site for residential uses.
- 2.15 The NPPF, through NDMP L2, highlights the importance of making efficient use of land, including bringing vacant and underutilised land and buildings back into productive use. The Site comprises a substantial area of previously developed land in a location experiencing high housing demand and limited housing supply.
- 2.16 In summary, the Site should not be safeguarded for employment purposes and should instead be allocated for residential development. The available evidence demonstrates that there is no realistic prospect of the Site being brought forward for agricultural or employment uses, whereas its redevelopment for housing would make a meaningful contribution towards meeting identified housing needs in the district. .

## 3. Conclusion

- 3.1 As outlined, the comprehensive marketing exercise undertaken by Strutt and Parker demonstrated that there is no demand for its continued use for alternative employment purposes. Residential redevelopment would support economic growth within the district through the delivery of much-needed housing and affordable homes.
- 3.2 The evidence clearly demonstrates that the Thakeham Mushroom Site is no longer viable for agricultural or employment purposes. Horsham District Council has accepted that the redevelopment of the Site would not conflict with employment policies in the Local Plan and the Thakeham Neighbourhood Plan., The principle of an alternative use has already been agreed through the previous planning application process.
- 3.3 As a substantial area of previously developed land located within the emerging settlement boundary, the Site represents a sustainable opportunity to contribute towards identified housing needs. Accordingly, the site should be allocated for residential development rather than safeguarded for employment use, enabling the effective reuse of previously developed land and supporting the delivery of new homes in Thakeham.
- 3.4 This Hearing Statement sets out Bellway's position that the protection of the Former Thakeham Mushroom Site for employment purposes is neither positive in enabling growth to meet Horsham's objectively assessed nor consistent with national planning policy.

# Appendix A: Marketing Report

**MARKETING REPORT**  
**FOR**  
**FORMER MUSHROOM FARM**  
**(PREVIOUSLY KNOWN AS CHESSWOOD FARM)**  
**ABINGWORTH,**  
**THAKEHAM**  
**WEST SUSSEX**

Prepared for Bellway Homes Ltd  
By Anthony Field BSc (Hons) MRICS

Report prepared by Strutt & Parker, 5<sup>th</sup> February 2024

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Appendix 1: The Marketing Particulars

Appendix 2: Online Advertisement and Publication Screenshots

Appendix 3: Tender Forms

## 1. INSTRUCTIONS

Strutt & Parker were appointed by Bellway Homes Ltd to market for sale / lease the land and buildings known as Former Thakeham Mushroom site, Thakeham, West Sussex.

The site was previously owned and operated by Monaghan Mushrooms and was closed in May 2022 and since that time it has been vacant.

## 2. OUR ADVICE

Please refer to our Marketing Strategy (appended) dated 22<sup>nd</sup> May 2023 for full details.

To summarise, Strutt & Parker advised that the site was openly marketed in order to identify the potential interest in the site for agricultural / horticultural and employment use or another appropriate use, however, we advised that the planning position should be explained in detail in the particulars.

We advised on which online portals and publications the property should be advertised in, in order to ensure that the Property would reach as wide an audience as possible.

## 3. THE MARKETING PROCESS

### 3.1 METHOD OF MARKETING

We advised that the best way to present the property was to produce a single set of particulars advertising the property for sale or lease and providing a detailed overview.

A copy of the particulars is included at **Appendix 1**.

A copy of the particulars were available on the online marketing portals and were sent out to everyone that enquired about the property.

The particulars included the following information:

|                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|
| Location – giving an overview of where the property is and the surrounding area                                            |
| Description – including a breakdown of the buildings' former use and size, the surrounding land and areas of hardstanding. |
| Services                                                                                                                   |

|                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------|
| Planning – a brief overview of the current consented use of the site from the Local Development plan and Neighbourhood plan. |
| Designations                                                                                                                 |
| Tenure                                                                                                                       |
| VAT                                                                                                                          |
| Easements, Wayleaves and Rights of Way                                                                                       |
| Data room – details on how to access the data room                                                                           |
| Tender process                                                                                                               |
| Health and Safety                                                                                                            |
| Viewings                                                                                                                     |
| Agent contact information                                                                                                    |

We also included a boundary plan overlaid on an aerial photograph, an OS boundary plan, and a selection of photographs of the buildings.

A data room was set up including additional information such as the asbestos reports and other documents which were too large to include in the particulars, would be available in the data room, along with a Tender Form to be used when submitting a proposal.

### 3.2 TIMING

It was understood that Bellway Homes Ltd were keen to avoid the site remaining vacant for an extended period of time. Our original marketing report was sent out on 22<sup>nd</sup> May 2023 with the 'coming soon' boards having been erected on the site boundary on 20<sup>th</sup> May 2023.

We advised that Bellway should be prepared to market the site for at least 6 months in order to identify prospective interest in the property. To date, the Property is still being advertised.

### 3.3 PRICING STRATEGY

On the online marketing portals, (Rightmove, Zoopla and Strutt & Parker), the property was advertised as Price on Application (POA) or 'Non-quoting' (dependent on website). Where an advert was listed in a publication, no mention of price was given to encourage expressions of interest.

### 3.4 SALE BOARDS

In accordance with our preliminary advice, 'Coming Soon' boards were erected which were used to identify any local interest. These boards were erected on 20 May 2023.



*Photograph 1 – Advertising Board saying “Coming Soon For Sale / Lease”*

Following the erection of the advance notice provisional advertising board, once the full details of the property were available it was decided that erecting a board saying 'All Enquiries' would be more appropriate in order to maximise enquiries received. These boards were erected once the property particulars were finalised on 5 July 2023 and are still present as at the date of this report.



*Photograph 2 – Advertising Board saying “All Enquiries”*

The advertising boards provided contact details of Strutt and Parker’s Guildford office by way of a telephone number and email address.

### **3.5 INTERNET**

Research shows that over 90% of buyers start their search online. Our high-quality, user-friendly site, [struttandparker.com](http://struttandparker.com), has reached 2.2 million users in the last 12 months, who in turn visited over 12 million pages across 3.1 million visits to our website, making it a highly valuable way to reach prospective buyers / tenants. This, combined with our unique position as one of the only agents with a presence on **Rightmove.co.uk**, **FT.com** (for properties with a guide price of £1m or more) and **Zoopla.co.uk**, makes sure that properties will have the highest online visibility and exposure to potential buyers and tenants.

Online, the property was listed with a link to the particulars, all information that was contained in the particulars and various photographs of the site.

### **3.6 ADVERTISING**

Whilst the property was listed on various internet portals as detailed above, it was proposed that we placed adverts in the following publications:

- **The Commercial Greenhouse Grower, The Vegetable Farmer and The Fruit Farmer**; Hort News. These three publications all fall under the umbrella that is Hort News which attracts a range of horticulturalists and growers nationally.

- **South East Farmer** which is the most widely read regional agricultural publication and is sent out to every agricultural business across the south-east on a monthly basis.
- **Farmers Weekly**, a hugely popular publication for farmers and growers across the UK.
- **Estates Gazette**, which is the national journal for property professionals and those involved in real estate. The advertisement would seek to attract not only individuals interested in exploring the possibility of alternative uses for the site, but also a broad range of professional advisers with retained clients, contacts et cetera.

Please see **Appendix 2** for copies of the advertisements in their various publications and online internet advertising screenshots.

### 3.7 DATA ROOM

The sales particulars and the wording of the advertisements on the internet portals all stated that if interested parties would like access to the data room, they were to contact Strutt & Parker.

It was decided in a meeting between Strutt & Parker and Bellway Homes Ltd that proof of identification, proof of address and confirmation of the identity of the intended purchaser / tenant would be requested before access to the data room was granted

The below email was sent out to all interested parties once the data room was ready.

I refer to our earlier correspondence in respect of the above property.

We are now able to grant access to the Data room on receipt of the following documents:

- Photographic identification
- Proof of address
- Confirmation of the identity and address of intended Purchaser / Tenant in the event that they are different to the above.

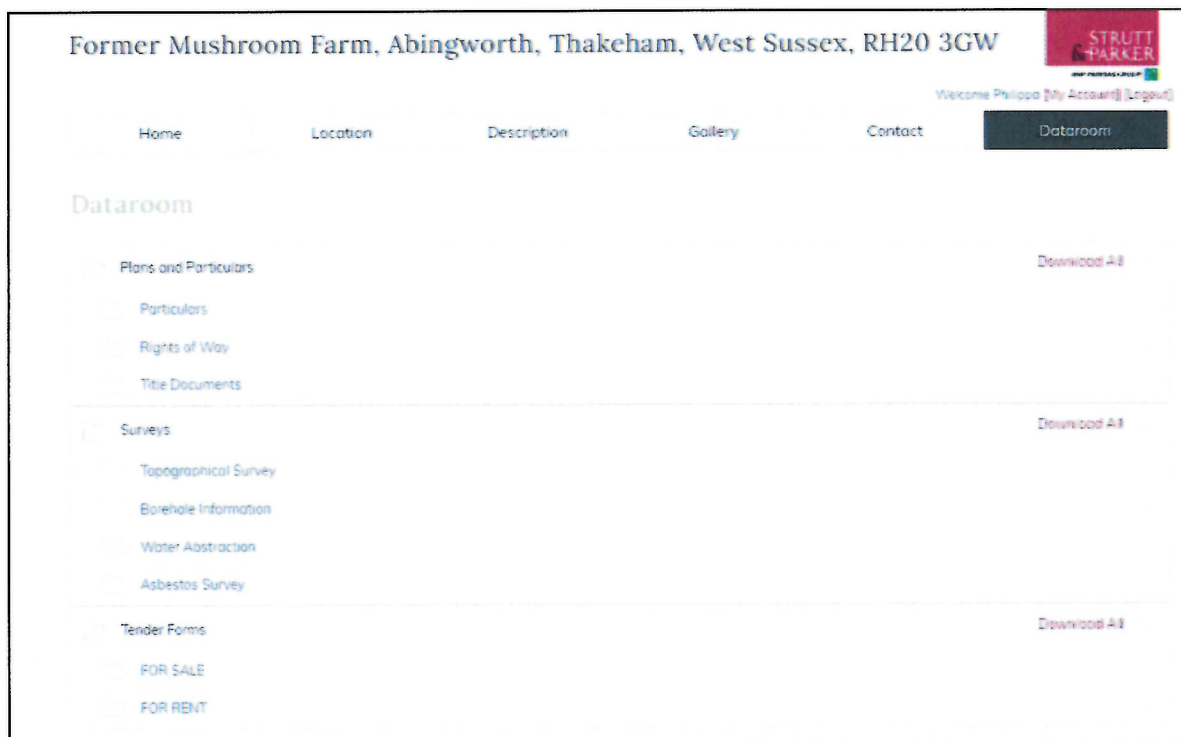
If you have any questions, please do not hesitate to contact me.

Best wishes,

The following documents were included in the data room:

- Plans and Particulars
  - o Particulars

- Rights of Way
- Title documents
- Surveys
  - Topographical Survey
  - Borehole Information
  - Water Abstraction
  - Asbestos Survey
- Tender Forms
  - For Sale
  - For Rent



### 3.8 TENDER FORM

A copy of the tender forms are included at **Appendix 3**. The tender forms were designed to gain as much information as possible from those who decided to submit an offer, so that we were able to analyse the viability of their proposals.

The tender form (for sale) requested the following information:

- Identity of the proposed owner
- Amount offered

- Name and contact details of solicitor
- Details of how prospective purchaser intends to fund the acquisition
- Proposal for the site / buildings
- Any other information that could be deemed relevant, including any supporting documentation
- Accountant name and contact details
- Bank manager name and contact details

The tender form (for rent) requested the following information:

- Identity of the intended occupier
- Proposed rent per annum
- Further lease terms including: Term, rent days, rent review, rent frequency, basis of rent review (RPI or CPI), break clause, responsibility for cost of insurance, internal maintenance obligations (landlord/ tenant), external maintenance obligations (landlord/ tenant), contribution towards professional fees.
- Name and address of solicitor
- Proposal for the site / buildings
- Any other information that could be deemed relevant, including any supporting documentation
- Accountant name and contact details
- Bank manager name and contact details

### 3.9 DATA ROOM ACCESS

The following people were granted access to the data room on the provision of formal ID, proof of address and confirmation of who the intended purchaser / tenant would be.

Please note that for the purposes of confidentiality we have anonymised the information below.

**Table X - List of persons granted access to the data room**

| Person | Date Registered | Number of Logins | Number of Downloads |
|--------|-----------------|------------------|---------------------|
| A      | 2023.09.21      | 3                | 10                  |
| B      | 2023.09.21      | 4                | 34                  |
| C      | 2023.09.21      | 1                | 4                   |
| D      | 2023.09.21      | 1                | 0                   |
| E      | 2023.09.27      | 3                | 34                  |

|   |            |   |    |
|---|------------|---|----|
| F | 2023.09.28 | 4 | 33 |
| G | 2023.10.02 | 3 | 33 |
| H | 2023.10.02 | 1 | 2  |
| I | 2023.10.04 | 2 | 9  |
| J | 2023.10.05 | 1 | 4  |
| K | 2023.10.05 | 1 | 33 |
| L | 2023.10.09 | 1 | 34 |
| M | 2023.10.17 | 3 | 9  |
| N | 2023.10.26 | 2 | 34 |
| O | 2023.10.26 | 7 | 21 |
| P | 2023.10.27 | 3 | 34 |
| Q | 2023.11.23 | 3 | 3  |
| R | 2023.11.28 | 3 | 34 |
| S | 2024.01.03 | 1 | 34 |
| T | 2024.01.03 | 6 | 13 |
| U | 2024.01.24 | 1 | 34 |
| V | 2024.01.25 | 1 | 34 |
| W | 2024.02.01 | 0 | 0  |

### 3.10 VIEWINGS

We undertook four separate viewing days on 28 September 2023, 4 October 2023, 11 October 2023, 30 October 2023 and 15 January 2024.

Having viewed the Data Room, the following people subsequently requested an appointment to view the property:

**Table Y – Persons viewing the property**

| Person | Notes                                                                               |
|--------|-------------------------------------------------------------------------------------|
| F      | <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> |

|   |            |
|---|------------|
| B | [REDACTED] |
| G | [REDACTED] |
| F | [REDACTED] |
| M | [REDACTED] |
| W | [REDACTED] |
| A | [REDACTED] |
| S | [REDACTED] |
| E | [REDACTED] |

#### 4. INTEREST RECEIVED

There was a steady stream of interest received in the property from when the 'Coming Soon' boards were first erected on the 20<sup>th</sup> May 2023. Whilst interest levels remained fairly constant, there was a further surge in expressions of interest after the site went 'live' in the Estates Gazette (EG) and other publications.

Where possible, a telephone conversation was had with each person that enquired and if no telephone number was provided, an email enclosing the particulars was sent.

We received a total of 104 enquiries, the majority of which were interested in the site for residential development.

Once the data room was compiled, an email was sent to **all parties** that had enquired, detailing how they could gain access.

Very few parties responded to this email.

People that enquired after the Estates Gazette advert went live, were sent the 'data room email' along with a statement detailing the bid deadline and the last date of viewings.

## 5. CONFIRMATION OF WHO IS NO LONGER INTERESTED AND WHY, INCLUDING DATA ROOM ACCESS

We sought to make contact with as many prospective occupiers as possible to understand why they were no longer interested. The people who have confirmed either by phone or by email that they are no longer interested in the site, including those who had access to the data room and why they did not offer.

Since the meeting on 1 November 2023, Strutt & Parker have also been in discussion with Person O and Person N about possible offers. They both had various questions about the site which were discussed at the meeting and feedback was given. No further contact has been received from Person O. Person N subsequently offered.

Person A, who viewed after the Bid deadline emailed Strutt & Parker on 2 November 2023 stating that they were cash purchasers and have funds available on Deposit. He also stated he knew how much the Vendor had bought the site for. We responded to him and explained that if he would like to make a formal offer, he must fill in the tender form found in the data room. No further contact has been received.

Person E, since viewing, has stated that he also knows how much the Vendor bought the site for and has state that on that basis, he is no longer interested.

## 6. OFFERS RECEIVED UNTIL FEBRUARY 2024

Three offers were received in October and November from Person B, Person F and Person N. Their offers are summarised below.

### Offer 1 – Person B

|                   | Person B                                                                                                                   |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Amount            |                                                                                                                            |
| Proposed use      | Light industrial and storage                                                                                               |
| Other information | Subject to further inspections with various contractors. Person B mentioned he has completed similar projects in the past. |

Person B was asked to clarify what similar projects he had completed in the past and to provide a breakdown of his budget costings, which he had made clear his offer would be subject to. He was also asked to clarify his planning strategy for the site.

In response to the above, he stated that he did not understand the relevance of the questions and that he wished to inspect with his contractors including a planning and environmental advisor. He would not obtain planning permission until the site had been purchased. He would demolish all of the buildings that would be unsuitable for conversion.

#### Offer 2 – Person F

|                   | Person F   |
|-------------------|------------|
| Amount            |            |
| Proposed use      | None given |
| Other information | None given |

Person F was asked to confirm what his intentions were for the site and his planning strategy. He responded to this stating that he was moving some cash around, no clarification about his intentions were given.

Since the meeting on 1 November 2023, Strutt & Parker have also been in discussion with Person O and Person N about possible offers. They both had various questions about the site which were discussed at the meeting and feedback was given. No further contact has been received from Person O.

Following Strutt & Parkers response to Person N's questions he submitted an offer for lease. His offer is summarised below:

#### Offer 3 – Person N

|                   | Person N                                                    |
|-------------------|-------------------------------------------------------------|
| Amount            |                                                             |
| Proposed use      | Storage for 3 years whilst working on a housing application |
| Other information |                                                             |

The offers were discussed and it was concluded that none were considered acceptable based on the following grounds:

**Offer 1 – (Person B)** As set out above, his offer was ‘subject to’ further inspections with various contractors and due to the uncertainty and conditionality surrounding his offer, it was agreed that the offer was not commercially attractive and rejected on this basis.

**Offer 2 – (Person F)** This offer was rejected on the basis that he would not provide clear intentions of his use for the site, and that the reason for his interest was stated as being because he did not deem having cash to be attractive during the current climate, so would be purchasing this to move cash around. It appeared that he would be Land Banking this site. Given that he had explained that he has worked with different developers in the past, it would appear that these would be his intentions with potentially an ultimate view to explore residential consent. The amount offered was also not at an acceptable level.

**Offer 3 - (Person N)** It was discussed that given he would want to start work on a planning application and provided detailed of previous residential development projects he has undertaken, his offer was based on a desire to secure rights over the site to then pursue a residential application and as such was dismissed. On acknowledging the rejection of his offer, Person N responded that he is now able to buy the site and would not need to lease it first.

Since his initial offer, Person N has subsequently updated his offer to include an overage. He offered the below on 12 January 2024.

|                   | Person N                                                    |
|-------------------|-------------------------------------------------------------|
| Amount            |                                                             |
| Proposed use      | Storage for 3 years whilst working on a housing application |
| Other information |                                                             |

**Offer 4 – Person P**

Person P offered on 31 December 2023:

|        | Person P |
|--------|----------|
| Amount |          |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposed use      | Intended to use the land for a range of purposes consistent with current planning policy and Thakeham Parish Council's Neighbourhood plan. It is hoped most of the site will continue to be used predominantly for horticultural and related agricultural purposes or remain as open green space. The current arable land would continue to be used for agriculture but could be rented to local people, charities, or agricultural college for various uses such as market gardens, cutting flower, viticulture, and animal grazing. Any housing on the site would be designed to meet local need and might include starter homes to rent or buy for local people, housing for local older or disabled people which would be built to a lifetime standard. A small-scale care home or rehabilitation centre or assisted living facility. Wooded area could be used as woodland burial sites and natural water course could be expanded to allow for a natural pond area. |
| Other information |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

Further liaison was undertaken with Person P. Person P provided details of their intent to use Oxford Advanced Living Limited and thus would be interested in housing development on the site. Person P has since responded stating that they plan to utilise the current agricultural land for growing crops, in conjunction with some agricultural buildings, and intend to redevelop some other buildings for shared employment spaces and workshops, depending on their state and condition. However, to finance this they will require development of some of the site for housing which will be focused on community needs rather than the open market. Details on proof of funds was also requested and has not been received at the time of this report.

#### Offer 5 – Person T

Person T offered the below on 11 January 2024

|                   | Person T                                                                                                                                                                    |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amount            |                                                                                                                                                                             |
| Proposed use      | Pending a successful feasibility, environmental study, planning permission and connection to the National Grid, intends to develop part of the site into a 15MW solar farm. |
| Other information |                                                                                                                                                                             |

Further information regarding the operational profit was requested. [REDACTED]

[REDACTED] Further analysis into the offer is currently being carried out.

## 7. CONCLUSION

To date we have not experienced any interest in the site for its existing use or for traditional agricultural purposes as a whole. An offer relating non-traditional agricultural uses has been made by Person P. However, following further information it appears it would be part of a residential led, mix used development. The majority of the interest received centred around an endeavour to explore a broadening of the use to facilitate residential development.

The interest received is summarised below:

| Total number of enquiries               | 131 |
|-----------------------------------------|-----|
| Total number of offers received to date | 5   |
| Total number of viewings                | 9   |

Offer 1 was rejected due to the uncertainty around the conditionality of the offer and on the basis that it is was subject to various other inspections.

Offer 2 did not provide sufficient information as to what the prospective purchasers intentions for the site would be, and concerns that he would be 'Land Banking' the site. As previously stated, it is known that the prospective purchaser has worked with developers in the past, and suspected that the intention was to develop the site further down the line.

Offer 3 was rejected on the basis that his longer-term intentions were to obtain planning permission for residential development.

Offers 4 and 5 are still being explored at the time of this report.

The Property has been advertised since 8<sup>th</sup> May 2023 and to date is still being marketed and the property information is still live and available online.

# Contact

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in a darker shade of red than the rest of the word. It is positioned within a light yellow rectangular box.