



MARKETING REPORT – BOVILLS FARM BARN

Prepared on behalf of Greenwich Hospital Trust

August 2014

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1.0 Introduction

- 1.1 Strutt & Parker are a firm of Chartered Surveyors, with offices throughout the country, the most local of which to the site is in Chelmsford. We are experienced in the letting and sale of a whole range of rural buildings for varying uses, and building types have included all forms of farm buildings. We advertise properties through signboards, local and national newspaper advertising and through website adverts. Our adverts generate a significant number of calls from all over the county looking for a wide variety of buildings and we are well known agents in this field.
- 1.2 We have been instructed by Greenwich Hospital Trust to market the building at Bovills Hall Farm located to the north of Clacton. The building at the site is redundant from its original use in conjunction with agriculture and the site remains vacant and under used. The traditional rural building does not lend itself to modern agricultural practices.
- 1.3 The building has been subject to a long term marketing campaign since August 2011 which has sought to find occupiers to put the building back into an active use. The vacancy of the building while inefficient in terms of the operation of the owner and the land, is also detrimental to the Listed Building, which is vulnerable to falling into disrepair.
- 1.4 This report focuses on the marketing campaign, detailing the scope and outcome of the marketing which has been undertaken.

2.0 Site and Surroundings

- 2.1 Bovills Hall Farm barn is located along St Osyth road on the outskirts of Little Clacton, less than 1 mile to the north west of Clacton. The precise location is shown by the 1:50,000 location plan included within Appendix A of this report.
- 2.2 Little Clacton is a village with a number of local services. There is a wider variety of shops and services in Clacton, less than 2 miles away.
- 2.3 The site is accessible via public transport with a bus stop (Little Clacton Meadow View Estate) within walking distance, served by route number 3 which runs between Harwich, Thorpe Le Soken and Clacton. From Little Clacton, there is a more frequent bus service using route 76, less than one mile away which serves Little Clacton Colchester, Weeley and Clacton. The site is within cycling distance of Little Clacton and Clacton.
- 2.4 Clacton on Sea has a railway station which is one of the termini of the branch line to Colchester town, Clacton on Sea and Walton on the Naze which diverges from the Great Eastern Main line at Colchester. Frequent train service between Clacton and London Liverpool Street. The service runs hourly from London to Colchester and stops include Stratford, Chelmsford, Witham and Thorpe Le Soken, with a more frequent service in the peak hours. Clacton station is approximately 2.5 miles away and Thorpe Le Soken station is approximately 3 miles away.
- 2.5 There is an existing access to the site off St Osyth Road. Bovills Hall Farm barn is a Grade II Listed traditional 8 bay timber framed building formed off a brick plinth and clad externally with weatherboarding, there is an asbestos clad roof. The barn is understood to date back to the 16th Century and it is situated adjacent to the Listed Farmhouse. There are also a number of open fronted outbuildings at the rear of masonry construction and solid redbrick. The traditional rural buildings extend to approximately 688m² and formed the basis of the marketing campaign. The site extends to approximately 0.4 Ha with an area of hard standing and there is an existing access to the site off St Osyth Road. A site plan is contained in Appendix B.
- 2.6 The market has continued to become increasingly location sensitive. As the supply of rural buildings increases, applicants are more able to pick and choose with regard to location. With the exception of occupiers of large warehouses, applicants generally

prefer to be close to towns and close to main towns. Whilst Bovills barn is close to Clacton alternative sites may have better locations with better road connections.

- 2.7 The barn benefits from planning and listed building consent for change of use to office, granted in July 2009, 09/00698/FUL and 09/00698/LBC. The barn is of a considerable size and splits into two office units, each with their own open plan layout, meeting rooms, and cloakroom/kitchen facilities. The site layout for this change of use defined car parking in front of the building within the courtyard area. The planning consent allows a potential occupier to envisage how the building can be converted for an alternative use, and the changes acceptable to the Council. The conversion was designed to maximise the use of the barn and the marketing of the building was to promote the availability of the barn so that the market could decide on the demand for an alternative use in the building.
- 2.8 During discussions with the Council's Planning Department it was suggested that having planning permission for alternative uses may aid the marketing of the site. Planning permission was refused for change of use to a B1 light industrial, B2 general industrial use and B8 storage use (12/00187/FUL) on 16th April 2012. The proposal would lead to the intensification of use of a sub-standard access by reason of insufficient vehicular visibility splays contrary to the interests of highways safety. The expected slow moving HGV/LGV traffic associated with B2 and B8 use using the southern access with the limited/obstructed visibility splay caused by the hedging and adjacent trees will be problematic and detrimental to other highways users.
- 2.9 When considering the conversion of historic rural buildings every development proposal is unique, and a number of factors need to be assessed in relation to potential schemes. These include (but are not necessarily limited to):
- the location and accessibility of the building;
 - the nature of its surroundings;
 - its own character, scale, form and condition;
 - the quality of the design for its re-use
- 2.10 However, when considering a business use, location is a key aspect to consider and more rural sites will inevitably only appeal to a limited range of businesses which may be for a number of reasons. Ideally, whilst rural settings can appeal, it is the proximity to

the A road network that is a key consideration. The inevitable general trend is for office space in and around the towns and along the A road network.

- 2.11 The site offers a unique site for a business to occupy and the marketing campaign is outlined in the following section.

3.0 Marketing Campaign

- 3.1 The applicant has sought to consult with Tendring District Council on numerous occasions, with the first correspondence being received from the Council in 2007. The National Planning Policy Framework 2012 promotes pre-application discussion. Subsequently Strutt & Parker as the applicants agent sought to agree the format of marketing with the Council by providing draft particulars and details of the advertising schedule. Advice regarding the appropriate planning consents in place were followed, no further comments were made at the time and it was agreed that this Marketing report would outline the marketing undertaken, response received and outcomes. A copy of correspondence is contained in Appendix D.
- 3.2 The marketing campaign to find an occupier for Bovills Hall Farm Barn has been ongoing since September 2011 when particulars were prepared contained in Appendix C. Marketing has involved the following elements:
- Site advertising: A sign board located at the entrance to the site for over 2.5 years since the beginning of September 2011. The sign board remains at the site to attract local interest.
 - Local newspaper advertising: Regular advertising over 6 months in local newspapers on 3/10/2011, 14/11/2011, 16/01/2012, 12/03/2012, 14/05/2012, 09.07.2012 in the Clacton & Frinton Gazette. Essex Chronicle adverts were published on 20/10/2011, 12/12/2011, 13/02/2012, 09/04/2012, 11/06/2012 and 13/08/2012. Estates Gazette adverts were published on 19/11/2011, 21/01/2012, 14/04/2012, 28/04/2012 and 23/06/2012. Copies of adverts are contained in Appendix E.
 - National internet advertising: The site has been advertised on the Estates Gazette website
- 3.3 Marketing particulars were emailed to Peter Hill, Planning Officer at Tendring District Council for information and these details were forwarded to the Councils Inward Investment, Tourism & Business Liaison Manager, however no response or comments were received in response to this.

- 3.4 Thirty four enquiries were received and a log of enquiries is contained in Appendix F. The majority of the enquiries were generated from the signboard and telephone calls were received and marketing particulars sent. Fifteen sets of particulars were sent out. There were a number of people enquiring about general industrial, light industrial and storage and distribution uses for a variety of reasons and also residential development opportunities.
- 3.5 No enquiries were pursued and no offers were received for an alternative use for the building.
- 3.6 In short, over the last 3 years of marketing, no occupants for the building have come forward. No enquiries have been pursued and there is evidently no local demand for such properties in this location. It is considered that other uses at the site should be explored, in order to find a long term use that will enable the long term retention and upkeep of the listed building at the site.
- 3.7 The site benefits from a detailed planning consent to show what the possibilities are for the building for an alternative use, however the marketing has not resulted in any interest to be pursued. From our experience, there may be a number of reasons for this, based on the location of the site and the building itself. We find these types of barns are amongst the most difficult to let for all types of use. Applicants perceive them to be insecure and difficult to weatherproof, there is still a significant investment required for a low rate of return. The historic nature and listing of the building may be a factor which has deterred applicants due to the duty to maintain a historic building and associated insurance premiums.
- 3.8 In summary, a full range of uses have been considered for the building at Bovills Hall Farm barn to find a long term alternative use for the redundant historic farm building.

4.0 Summary and Conclusions

- 4.1 The building at Bovills Hall Farm barn is Grade II Listed and both national and local policies seek to secure alternative uses which would ensure long term security. Generally the best way of securing the upkeep of buildings is to keep them in active use. The re-use of the building at Bovills Hall Farm barn for a range of alternative uses has been given full consideration so that an appropriate re-use is found and investment made in the building to ensure that a long term use is found and it does not fall into disrepair.
- 4.2 The site benefits from a B1 office consent so that it is possible to envisage how the barn can be converted from its present state and has been marketed recently for 3 years and no occupier has been found.
- 4.3 The market for alternative uses has been considered in the surrounding area, and the viability of a conversion of the barn, and these results support the possible reasons why an alternative use for the barn has not been found. The prospects for the building at Bovills Hall Farm Barn requires careful consideration and as with any development project of this type, should be considered on its own merits. The viability of a range of alternative uses has been fully considered and this has demonstrated that given the expected income from a market appraisal and costs of conversion, these alternative uses are not a viable proposition for this site, with the considerable investment required.
- 4.4 The historic nature and listing of the buildings may be a factor which has deterred applicants due to the duty to maintain a historic building. The listed status of the building by its very nature means that the building is more than worthy of preservation and that the most appropriate change of use is that which will ensure the buildings long term survival whilst ensuring the proposal is sympathetic to the historic fabric of the building. The construction of the traditional building is of timber frame and cladding. We find these types of barns are amongst the most difficult to let for all types of use. There is a significant level of risk with the conversion of these types of buildings.
- 4.5 The building at Bovills Farm barn, considering location, size and form have presented a particular challenge in terms of finding a viable re-use without resorting to a residential conversion. This report is submitted for consideration by Tendring District Council in

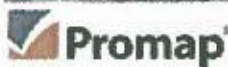
line with Policy COU3 of the Local Plan, concerning the conversion of rural buildings, to prove that our client has made every reasonable effort to secure suitable alternative uses before pursuing an alternative residential use in the building.

4.6 The main findings are that:

- There is clearly no demand for the building for an alternative use. Having marketed the buildings, no occupier has been found.
- There are a range of sites in the surrounding area being advertised for business uses at competitive rates.
- That a conversion to a business use or alternative uses is not a viable option
- The only viable long term solution for the retention of the building is for a change of use to residential.

Appendix A

BOVILLS HALL, CLACTON

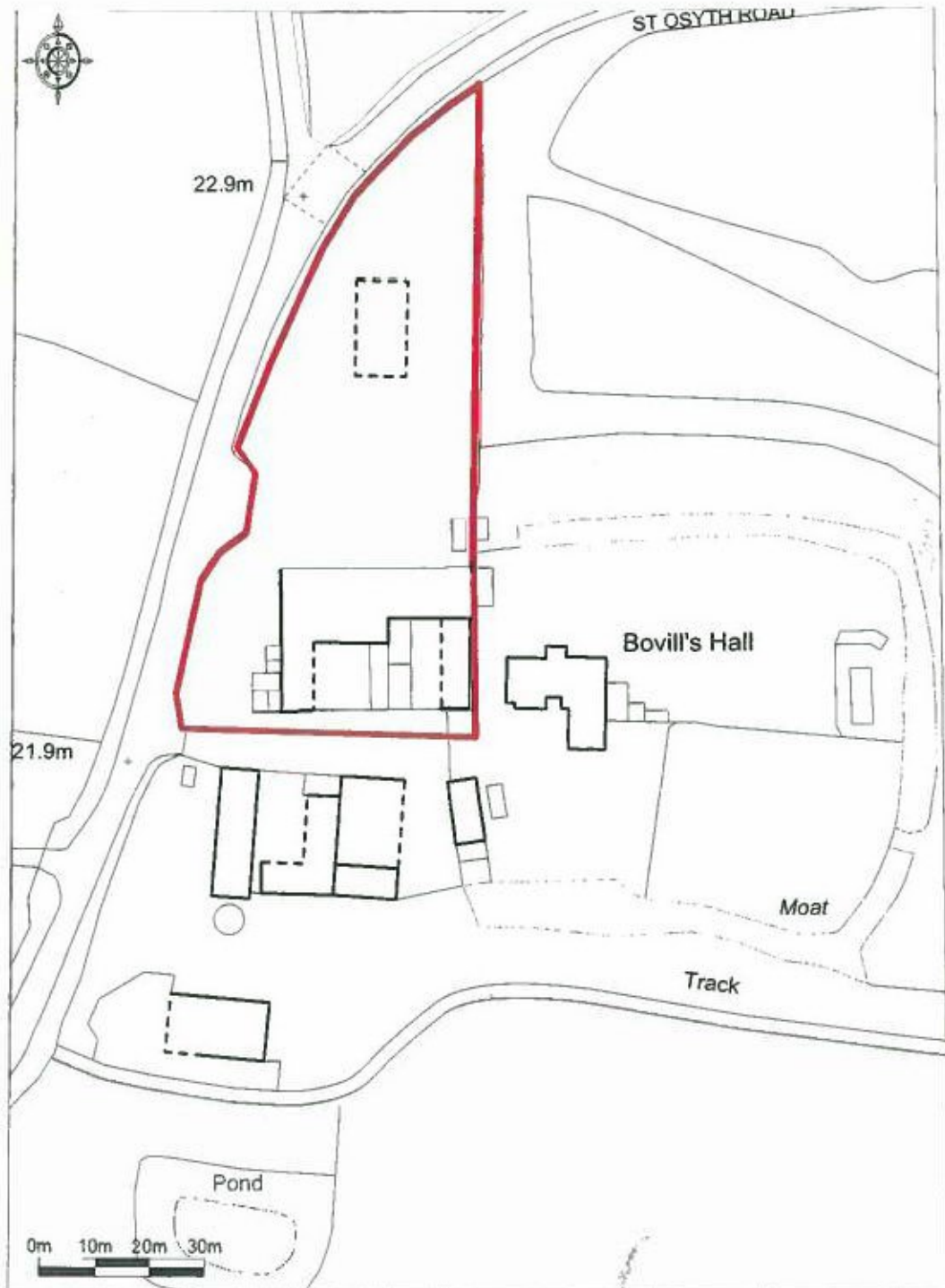


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Appendix B

BOVILLS HALL, CLACTON



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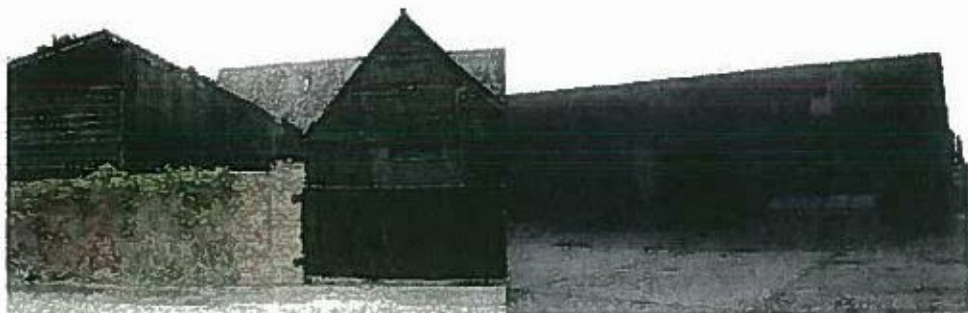
This map was created with Promap

Appendix C

TO LET FOR B1 OFFICE USE (PLANNING PERMISSION GRANTED) OR ALTERNATIVE USES (SUBJECT TO PLANNING)

**Bovills Hall Farm Barn
St Osyth Road
Little Clacton,
Essex, CO16 9DJ**

**STRUTT
& PARKER**



- Former Traditional Agricultural Building to let for office use on a pre let basis. The site is located to the north of Clacton, in close proximity to the A133.
- Grade II Listed traditional timber framed building
- Planning Consent granted in 2010 for a B1 Office Use, split into 2 units.
- Unit 1 extends to approximately 386 sqm (4155 sqft) & Unit 2 extends to approximately 295 sqm (3175 sqft)
- 20 Car Parking spaces to be provided in total adjacent to the building

Location

Bovills Hall Farm Barn is located on the outskirts of Little Clacton and less than 2 miles from the centre of Clacton where a wider variety of shops and services are available.

There is an existing access to the site off St Osyth Road and the site is also accessible via public transport with a bus stop (Little Clacton Meadow View Estate) within walking distance.

From Little Clacton there is a more frequent bus service using route 76, less than 1 mile away which serves Little Clacton, Colchester, Weeley and Clacton.

Description

The Grade II Listed traditional rural building has a timber frame and is clad externally with timber weatherboarding. There are open fronted buildings attached to the south of the main barn of masonry construction and solid red brick.

The buildings have planning consent for conversion into 2 office units. Both of these have an open plan office on the ground floor in the main barn leading through to file storage areas, toilet and kitchen facilities in the outbuildings. There are two office spaces on the first floor in each unit and floor plans are attached to these particulars.

Planning

Planning consent for B1 (office use) was granted in November 2010. The reference for the planning consent is 09/00697/FUL and 09/00698/LBC.

The address of the local authority is:
Tendring District Council
Council Offices
Thorpe Road
Weeley
CO16 9AJ

Particulars prepared August 2011

Important Notice

Strutt & Parker for themselves and for the Vendors of the property whose agents they are give notice that: -

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are

believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Strutt & Parker has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor.

4. No responsibility can be accepted for any expenses incurred by and intending purchaser(s) in inspecting properties that have been sold, let or withdrawn. Measurements and other information.

All measurements are approximate. While we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact Strutt & Parker and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Services

Water services are currently provided. There is no electricity to the building however it is available locally. Telecommunication links can be sourced locally. A private foul drainage system is proposed.

Terms

Available on a pre-let basis. A new full repairing and insuring lease for a minimum term of 10 years will be applicable.

The barn is unconverted at present and therefore there is some degree of flexibility for its ultimate use. Subject to understanding the costs of conversion for parties intended uses, the rental is likely to be:

- Storage/workshop:
Unit 1: £12,465 - £20,775 pa
Unit 2: £9,525 - £15,875 pa
- Office (including leisure and community uses)
Unit 1: £49,860 pa
Unit 2: £38,100 pa

The above rental figures are subject to lease terms, covenant strengths and cost of conversion.

Costs for conversion to an office use will be dependent on specification.

Viewing

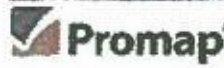
Strictly by prior appointment through the sole agent.

Please contact:
Viktoria Oakley or Nicola Bickerstaff
Strutt & Parker
Coval Hall, Chelmsford, CM1 2QF

Chelmsford Office Coval Hall, Chelmsford, Essex CM1 2QF Tel 01245 258 201 Fax 01245 254 685 Email chelmsford@struttandparker.com

London Head Office and 28 offices across the UK www.struttandparker.com

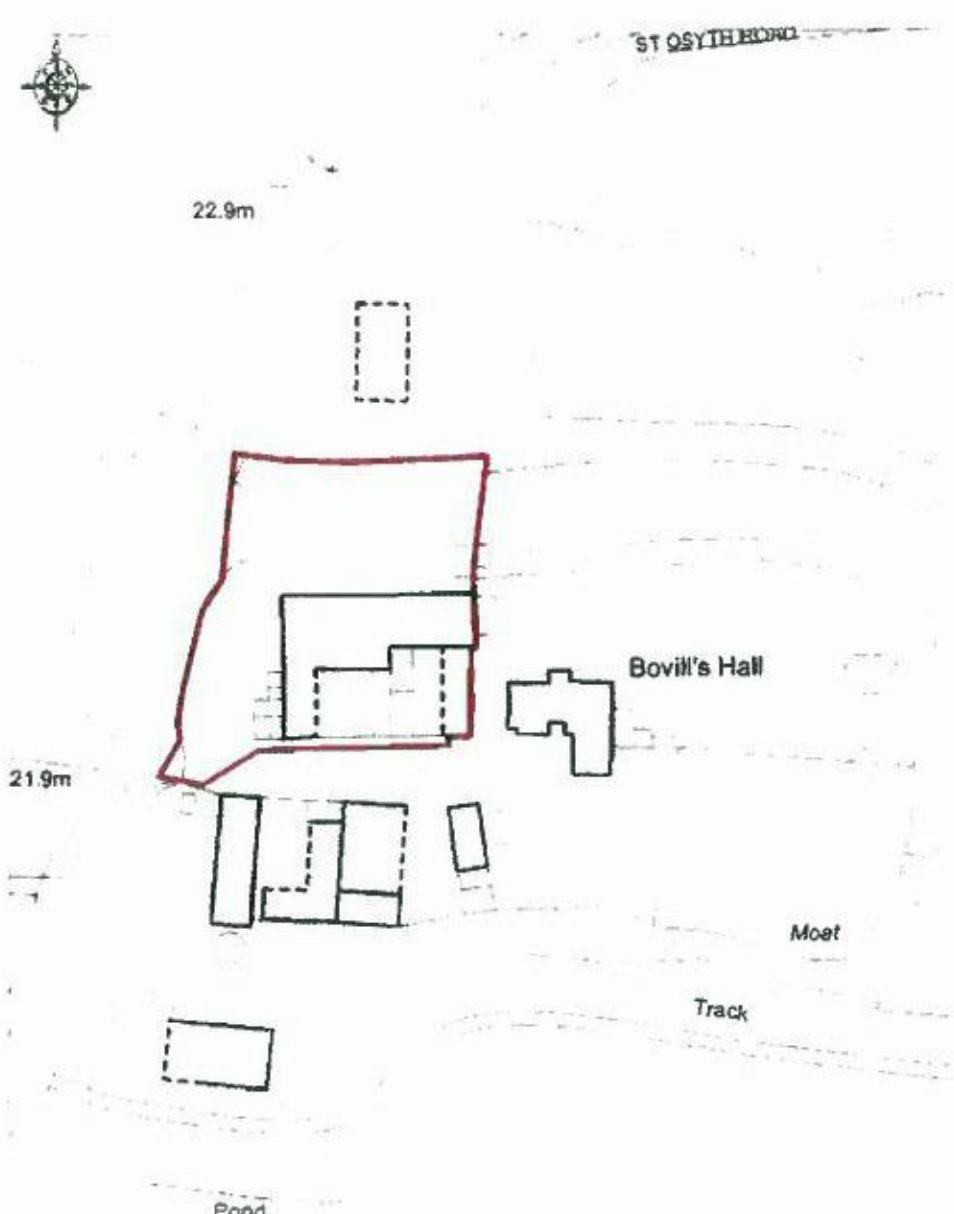
BOVILLS HALL, CLACTON



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BOVILLS HALL, CLACTON

STRUTT
PARKER



Promap

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Handwritten notes in a rectangular box at the top right of the page.

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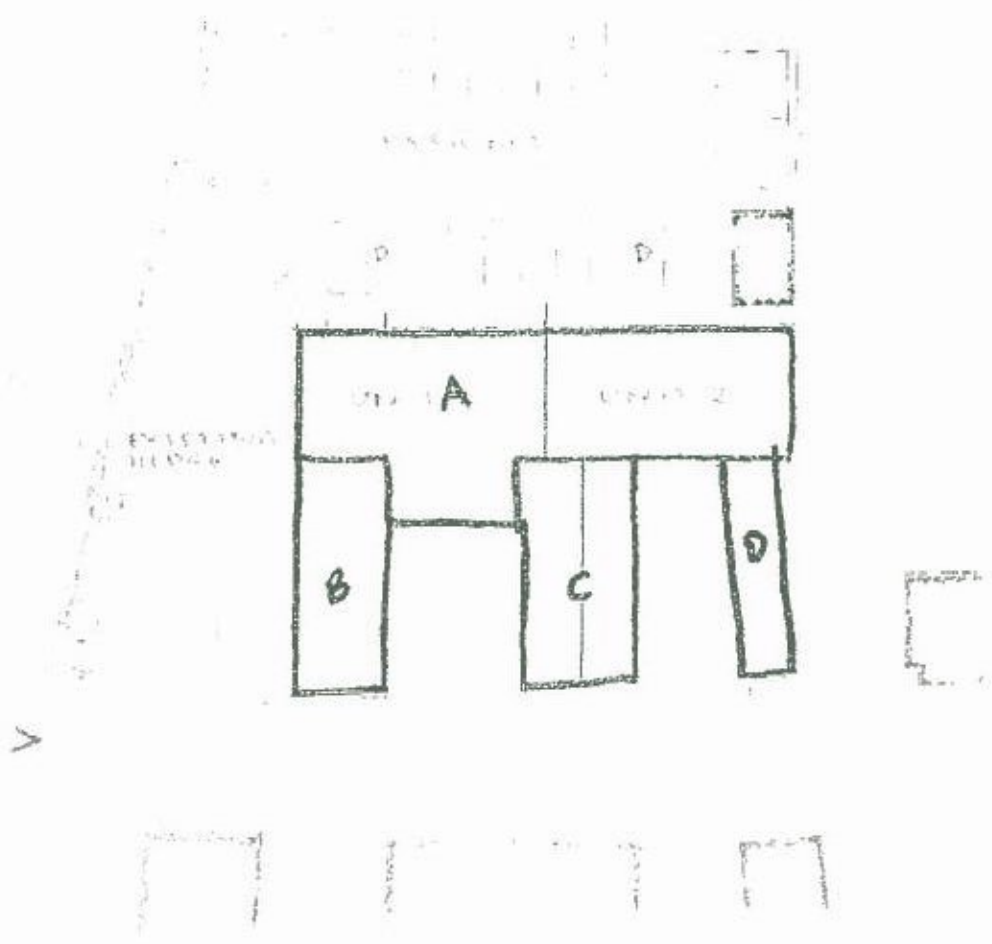


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Block Plan

Block Plan

Scale



BLOCH
SEPT '03

PLAN

1830

GH/30

Appendix D



Council Offices
Weeley
Essex CO16 9AJ

Nicola Bickerstaff,
Strutt & Parker,
Coval Hall, Rainsford Road,
Chelmsford,
Essex CM1 2QF



Ask For: Mr P. Hill
Direct Line: 01255 686113

17th December 2007

Dear Nicola Bickerstaff,

BOVILLS HALL FARM BARN, LITTLE CLACTON

Thank you for your letter of 6/12/07. The 1998 Adopted Local Plan has now been formally superseded by the new Tendring District Local Plan (2007). As such, the most relevant Local Plan Policy is now EN24 – Redundant Listed Agricultural Buildings.

As you state in your letter, this policy places a presumption in favour of non-residential uses (subject to the usual considerations). If a case is made to show that the conversion of the building will ensure its survival, then this can outweigh the usual sustainability concerns regarding business uses in the countryside.

Should a residential use be sought, you would have to demonstrate that every reasonable attempt has been made to secure suitable employment or community use. Guidance on marketing is included within appendix 3a of the Local Plan. Whilst this is entitled 'Retention of Employment Sites', the process would be the same.

With regards to the quality of your proposal in terms of preserving the historic fabric and character of the barn, I shall leave this to my Colleague Phil Hornby to comment on.

Yours Sincerely,



Mr Peter Hill

Planning Officer

The above is informal officer opinion only, based upon the information submitted and does not constitute a formal determination of the Council.

Chief Executive
John Hawkins
Deputy Chief Executive
Roy Coulter
Assistant Chief Executive

Head of Service
Assistant Chief Executive
Roger Stewart Dip. T.P.F R.T.P.I. DMS MA1 Hgt.



P Hill Esq
Tendring District Council
Planning Services, Council Offices
Thorpe Road
Weeley
Clacton-on-Sea
Essex CO16 9AJ

E-Mail: [REDACTED]
Our Ref: NLB/ac/L/C425

14 January, 2011

Dear Mr Hill

Bovills Hall, Farm Barns, Little Clacton, Essex

The Council have recently granted my client Planning Permission and Listed Building Consent for B1 use at the above named site, the planning references are 09/00697 and 09/00698/LBC.

Our client wishes to find a tenant prior to completing the conversion of the building due to the associated high risk with the initial investment required for conversion.

Therefore we have now been instructed to begin marketing the property for B1 use which we would like to undertake in line with Tendring Local Plan Policy ER3 *Protection of Employment Land*.

We will erect a sign board at the site so that local people are aware and we will be advertising the property in the Clacton and Frinton Gazette and The Essex Chronicle to advertise more widely. Adverts will be placed on a monthly basis and the signboard will be in place for at least 12 months.

We would look to advertise the property on an appropriate website and particulars would be drawn up and agreed in advance with the Local Authority as would the advertisements, and the description on the signboard.

To inform the content of the particulars and adverts we will seek advice on freehold and leasehold values. We would request that a review could be carried out after six months if there is no interest in the site.

I look forward to receipt of your letter in order to understand if the method set out above is acceptable.

Yours sincerely

Nicola Bickerstaff BSc (Hons) MSc MRTPI
Associate
Direct Dial: [REDACTED]

P Hill Esq
Tendring District Council
Planning Services, Council Offices
Thorpe Road
Weeley
Clacton-on-Sea
Essex CO16 9AJ

E-Mail: [REDACTED]
Our Ref: NLB/ac/L/C425

15 July 2011

Dear Mr Hill

Bovills Hall, Farm Barns, Little Clacton, Essex

I write further to recent e-mail correspondence with Gary Guiver regarding the marketing of Bovills Hall Farm Barn.

We have endeavoured to communicate with Planning Services to propose how we will undertake marketing Bovills Hall Farm barn for alternative uses to seek to agree our approach with the Council and to make amendments where necessary. I understand that you have no more comments on our approach.

We will commence marketing the site at the end of this month in line with Tendring Local Plan Policy EN24 to seek to demonstrate that every reasonable effort has been made to secure suitable alternative uses at the site.

The form of advertising is outlined in the enclosure and the particulars are also enclosed. We will provide regular updates to you on the responses we receive to the marketing.

I would be grateful if you could confirm receipt of this letter and any amendments you have.

Yours sincerely

Nicola Bickerstaff BSc (Hons) MSc MRTPI
Associate
Direct Dial: [REDACTED]

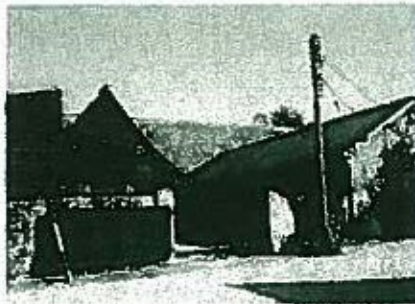
Enc. Marketing format
Draft particulars

Marketing Approach

- The campaign will run for a minimum of a year;
- Site advert – signboard at the site (see below)
- Local advertising – newspaper adverts once a month in the Clacton & Frinton Gazette or Essex Chronicle
- National advertising - Quarterly adverts in the Estates Gazette;
- Website – advertising on the internet
- Quarterly updates to the Council – November 2011, March 2012, June 2012, September 2012.
- Community & tourism uses will be investigated through other direct communication

ADVERT

**Bovills Hall Farm Barns, St Osyth Road, Little Clacton,
Essex
TO LET FOR B1 OFFICE USE OR
ALTERNATIVE USES SUBJECT TO PLANNING**



- Traditional Grade II Listed timber framed former agricultural building
- Planning Consent for B1 Office Use Granted
- 2 units extending in total to approximately 680sqm (7330sqft)
- Viewings strictly by appointment

**Contact: Viktoria Oakley on 01245 254629 or
Nicola Bickerstaff on 01245 254610**

SIGNBOARD

2 SIGN BOARDS TO BE ERECTED.

ONE ON THE OUTSIDE WALL OF THE BARN AND A V BOARD ON THE LEFT HAND SIDE OF THE ENTRANCE TO THE PROPERTY.

TO LET FOR B1 BUSINESS USE (PLANNING PERMISISON GRANTED) OR ALTERNATIVE USES (SUBJECT TO PLANNING)

TRADITIONAL GRADE II TIMBER FRAMED BUILDING
PLANNING CONSENT FOR B1 OFFICE USE
2 UNITS EXTENDING IN TOTAL TO APPROXIMATELY 7330 SQ.FT.
VIEWINGS STRICTLY BY APPOINTMENT

CONTACT VIKTORIA OAKLEY OR NICOLA BICKERSTAFF 01245 254629

Nicola Bickerstaff

From: Peter Hill [REDACTED]
Sent: 19 August 2011 09:57
To: [REDACTED]
Cc: Gary Guiver; Sally Cornish
Subject: FW: Bovills Barn Marketing
Attachments: Particulars Marketing August 2011.pdf

Dear Nicola,

I will forward your email to our Inward Investment, Tourism & Business Liaison Manager, however as previously mentioned, we do not 'pre-approve' marketing campaigns. The onus will be on you to justify your own case in your planning application.

Kind regards,

Peter

From: nicola bickerstaff [REDACTED]
Sent: 19 August 2011 09:16
To: Peter Hill
Cc: Gary Guiver
Subject: Bovills Barn Marketing

Peter

Further to e-mails regarding the format of proposed marketing of Bovills Hall Farm Barn, please find attached the particulars which will be sent to enquiries received for your information.

Marketing will commence next week for the building which is being offered to let on a pre-let basis for alternative uses and therefore if you have any further comments or required amendments please let me know. Also do you have an economic development officer or similar department who I can forward these to for their information also?

Kind regards, Nicola

Nicola Bickerstaff
Associate
Strutt & Parker LLP
Coval Hall
Chelmsford
Essex
CM1 2QF

[REDACTED]

**STRUTT
PARKER**

Residential | Commercial | Rural | Development | Professional Services

This Email is confidential and may contain legally privileged information. If you are not the intended recipient it may be unlawful for you to read, copy, distribute, disclose or otherwise make use of the information herein. If you have received this Email in error please contact us immediately. Strutt and Parker will accept no liability for the mis-

Chelmsford
Strutt & Parker LLP
Coval Hall, Rainsford Road
Chelmsford, Essex CM1 2QF



Tendring District Council
Planning Services,
Council Offices
Thorpe Road
Weeley
Clacton-on-Sea
Essex CO16 9AJ

E-Mail: [REDACTED]
Our Ref: VO/KH/164727

27th September 2012

Dear Sirs

Bovills Hall Farm Barns, St Oysths Road, Little Clacton, Essex CO16 9DJ – Marketing Campaign Completion

I write with regard to planning applications ref 12/00187/FUL and 09/00697/FUL at the above named property and to confirm that the ongoing marketing as agreed with Peter Hill has now come to an end.

We will shortly be submitting a request for pre application advice regarding a change of use application to residential and look forward to understanding who the Planning Officer for the application will be.

If there are any concerns regarding the marketing or any other matters pertaining to this site, please do not hesitate to contact me.

I can confirm that a marketing report setting out the marketing undertaken and the interest shown will be submitted with the planning application.

Yours sincerely

**Viktoria Oakley MSc MRTPI
Planner**

Appendix E

CountyWide Lettings

And Property Management

CLACTON: Rooms to let all bills included, Use of garden and compound outside.	£700 per
CLACTON: One Bedroom, Bath, Bunk Beds Over 650 CDV, SSP, Parking.	£450 pcm
CLACTON: Two Bed Flat, Rich Flat, Gas, Heating, Garden, New bathroom.	£565 pcm
CLACTON: Two Bed Flat, Rich Flat, 4th GCH, Parking, One Child	£550 pcm
WALTON: Two Bedrooms, Main house, Gas Central Heating, Garden, Parking.	£550 pcm
CLACTON: Semi for two Bedrooms, Street Flat, Residents Parking.	£550 pcm
HOLLAND: Two Bedrooms, Seating, First floor, Ent. Balcony, GCH, Parking.	£575 pcm
CLACTON: Two Bedrooms, 4th Floor Flat, Garden, GCH, one child.	£500 pcm
CLACTON: Two Bedrooms, Semi Det, House, GCH, Small Compound, Garden.	£775 pcm
CLACTON: Three Bedrooms, Semi Det, House, GCH, 4th Floor, GCH.	£775 pcm
WALTON: Two Bedrooms, Semi Det, Garden, Parking, Conservatory, Garden.	£750 pcm
CLACTON: Three Bedrooms, House, 4th Floor, Conservatory, Garden, Garage.	£750 pcm
ST OUSTON: Three Bed Semi Det, 4th Floor, Conservatory, Garage, GCH.	£675 pcm

307 Holland Road, Holland-on-Sea, C015 6PD
01255 812555

THE "AWARD WINNING" Premier Residential Letting Agent

Business & Commercial

STREET PARKER

Bevilla Hall Farm, Bams, Little Clacton
400 Sqm

TO LET FOR BUSINESS USE OR ACCOMMODATION
SUBJECT TO PLANNING



Contact: Victoria Collins on 01255 222332 or
Mark Redwood on 01255 222377

BUSY TOWN
CENTRE BAR

For enquiries or to view please call 01255 222377

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Monday 14th October at 11:00 AM
London, One Weymouth, Weymouth, Dorset, Dorset, Dorset, Dorset

1st of 1st, 2nd of 2nd, 3rd of 3rd, 4th of 4th, 5th of 5th

Clacton on Sea, Essex, C015 6PD

Guide price £195

Contact us for more information on any of our properties

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Property To Let

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Covent Garden + 4.45pm show
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The Making of HARRY POTTER
Adult (16+) £49 Child £42
April 11, May 12, June 7
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Includes coach and either £47.50 seated or standing ticket. For standing tickets No under 16s, 14-15 yrs must be adult accompanied. Doors 5.30pm, showtime 6.30pm.

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O2 Arena, Thur Dec 15
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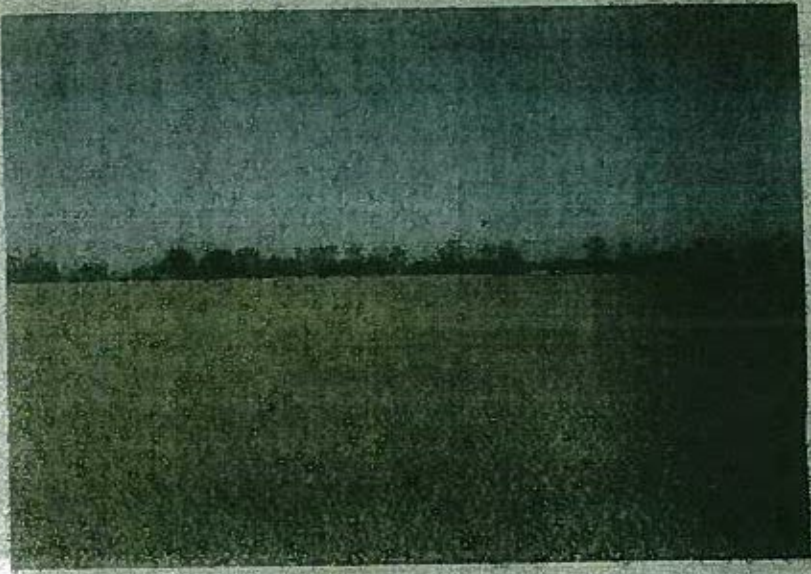
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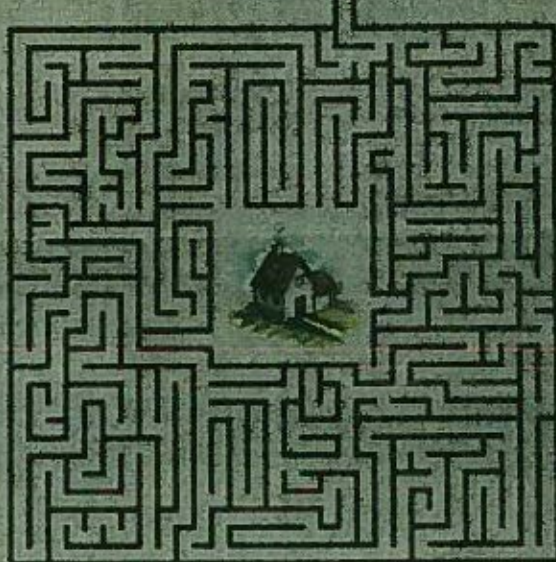
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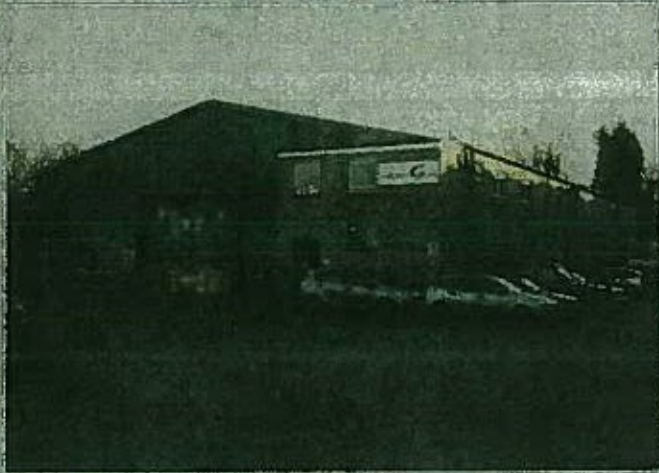
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Great Dunnor, 4 bedroom house with 10000 sqft
Golf course & 100 ft high
for development or
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Box number + £42
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Best response to property advertising
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William Hill Investment For Sale

Sidcup - DA15 8DJ.
Ground floor betting office and self-contained 1 bed flat above. 10 year FRI Lease commencing 09/05/03. Current income £9,750 pax.

Cheam Investment - SM3 8NA
Shop and self-contained 2 bed flat above. Let to A5 takeaway business. 16 year FRI Lease commencing 23/04/04. Current income £12,000 pax.

Sutton - Long Leasehold Investment For Sale.

Parade of 7 shops and flats fully let. 99 year Ground Lease from 25/03/1938. Fixed Ground Rent £300 pa. Current income £113,250. Opportunity to buy F/H interest, subject to Leasehold Reform Act 1967.

All Enquiries

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www.centro.plc.uk
M6-D9 / C501 50 Church Rd Sutton Surrey SM2 5BN

BRIGHTON
FREEHOLD OFFICE INVESTMENT
Fully Let @ £169,672.50pax
FOR SALE
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lovers@gsp.uk.com 929161

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Freehold eight acre multi let business centre investment
Producing £106,000 pa plus vacant 23,000 sq ft building

LSH Auctions
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NEWBURY, BERKS TOWN CENTRE RETAIL

£36,400 pa offers £475,000 or 7.5% net, good secondary, lease ends 2016

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Freehold Offers around £400,000 (35344)
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TRADITIONAL RURAL BUILDINGS UP TO 392 sq m (4219 sq ft)
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01245 254629

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Price Guide: £850,000
Detached property, formerly daycare centre for improvement/development
4,079 sq ft (GIA)
PP for apartments, current use class D1
16 miles to central London, Baker St 35 mins
Telephone: 01923 824225

FOR SALE F/H, Two Storey High Tech Unit BRAINTREE, ESSEX

8,927 sq ft
Revised Price: £295k
Joscelyne Chase 01376 554518
Ref: PCB

Stratford

Prime development site of 2.9 acres. Unconditional offers sought for the freehold interest.
NJR. 020 8954 1317

Bovills Hall Farm Barns Little Clacton

7,330 sq ft
TO LET FOR B1 OFFICE USE OR ALTERNATIVE USES SUBJECT TO PLANNING
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Victoria Oakley on 01245 254629 or
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- Mixed Property Portfolio
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- Part Income Producing ERV £20,000 per annum
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- Industrial Building
- 44,048 sq ft (4,092.13 sq m)
- To Let/For Sale
- Guide Price: £1,500,000
- Rent: £125,000 pax
- Copy enquiry to: planning.reception@babbergh.gov.uk

Phil Dennis
Tel: 01473 214841
Email: phil.dennis@struttandparker.com

Clacton on Sea, Essex from £69,995

Ex 1 Best Reliability Hat's case in Stratford
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FPP for mixed use scheme
Unconditional Sale or JV
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Freehold commercial yard of approx 1.38 acres (0.56 ha) with assorted buildings totalling circa 1,468 sq m (15,900 sq ft)
Wisbey Goodsell and Partners (01920 487486)

Development Opportunity Essex Coast

Planning consent for 11 flats
Guide - £400,000
020 8315 5454

INVESTMENTS WANTED

GROUND RENTS REQUIRED
Freehold Managers Plc
£10m invested
£25,000 to £25 million
020 7940 4757
s.taylor@freeholdmanagers.co.uk

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Covent Garden Limited
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ant@covgarden.com
or complete form at:
www.covgarden.com

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* IMMEDIATE DECISIONS *
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* Berkeley House, Barnet Road *
* London Colney, Herts AL2 1BG *
* Tel: 01727 742961 Fax: 08442 250132 *
* Email: groundrent@sinclairproperty.co.uk *

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leerandle@masonpartners.com

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The UK's leading buyer of ground rents
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FLATS & HOUSES

gross income when
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of rents is available
n request

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£25,000 to £25 million
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s.taylor@freeholdmanagers.co.uk

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4 RECEPTION ROOMS
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7,330 sq ft
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Car park OPERATORS throughout the U.K.
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PRIME CENTRAL LONDON REAL ESTATE INVESTMENT

Prime central London
 prime corner position in
 prime location
 Full A3 consent
 Potential to re-gear flat leases
 Total investment - £1.35 million
 Yield - circa 7%

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Prime M4/M5 established location
 Investment - 1st floor (2,069 sq ft) let
 to UK Financial Services (AXA)
 Lease until December 2015.
 2nd floor (1,999 sq ft) let to Festo Ltd
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 100% Finance available.
 (Contract)
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 Offering £1100pa fixed,
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High Gloucestershire PFS,
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 Tel: 0117 922 1222
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 Price: £489,950
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 hurford-salvi-carr.co.uk

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 E: sunil@btciat.com



SUNBURY, TW16 RETAIL/RESIDENTIAL
 Currently Producing £33,641.66 p.a.
 Offers in excess of £450,000
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 simon.west@cowlingandwest.co.uk

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 020 7255 2585 OR EMAIL
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 Residential has planning permission for 1x 1 bedroom apartment and 2x 2 bedroom apartments in the existing building plus 2x 2 bedroom apartments, new build.
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NEAR SPALDING SOUTH LINCOLNSHIRE
 Grade 1 Land
 About 30.813 Acres
 + 2 Building Plots with OPP
 Longer Term Possible Future Planning
 Potential Adjacent to Village
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Bovills Hall Farm Barns Little Clacton
 7,330 sq ft
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 Contact:
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Freehold for sale

- Employment site or redevelopment opportunity
- Washington Hall, Chorley, PR7 6HJ
- c.3.2 acres (c.1.3 ha)
- c.47,000 sq ft (c.4,366 sq m)

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• Industrial Units
 • Up to 44,048 sq ft (4,092.13m²)
 • To Let/For Sale
 • Guide Price: £1,350,000
 • Rent £110,000 pax
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 Phil Dennis Tel: 01473 210445
 Email: phil.dennis@struttandparker.com

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 £100m invested
 £25,000 to £25 million
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 s.taylor@freeholdmanagers.co.uk

GROUND RENTS REQUIRED

£40 Million to Invest in the First Half of 2012
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 norman@mintridge.com

GROUND RENTS URGENTLY REQUIRED

IMMEDIATE DECISIONS
 Sinclair Property
 Berkeley House, Barnet Road
 London Colney, Herts AL2 1BG
 Tel: 01727 742961 Fax: 08442 250132
 Email: groundrent@sinclairproperty.co.uk



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Box number + £42
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LONDON & DOCKLANDS INVESTMENT OPPORTUNITY

Residential HMO Houses
2 x 5 bed
Rent £185,322
8.2%
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Offers invited.
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Ref. RD

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COMPANY AND HAVE SPARE OFFICE
AVAILABLE IN SMART WEST END
BUILDING, WITH RECEPTION.
ALL SERVICES INCLUDED.
CONTACT: DAVID MATTHEWS
020 7255 2585 OR EMAIL
damatthews@email.com

INVESTMENTS WANTED

WANTED

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- Retail investments (individual units or whole parades)
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Office: 020 7016 7538

Mobile: 07747 611473

e-mail: lcantor@metsub.co.uk

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Covent Garden Limited
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or complete form at:
www.covgarden.com

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£100m invested
£25,000 to £25 million
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£40 Million to Invest in
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Email: groundrent@sinclairproperty.co.uk

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Little Clacton**
7,330 sq ft
TO LET FOR B1 OFFICE USE OR
ALTERNATIVE USES SUBJECT TO PLANNING
Contact:
Victoria Oakley on 01245 254629 or
Nicola Bickerstaff on 01245 254610

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Modern Office Building**
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• Town centre location
• NIA 460 sq m (4,955 sq ft)
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CHORLEY, LANCs
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Communications
Offers invited
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5 minutes, Gt Leighs Race Course
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On behalf of Anthony Davidson and Conrad Reighton
of Shipleys LLP Liquidators of Bell Street Estates Limited

Inside High Road, Wood Green Premises

Annual profit rent of £83,313 p.a. from underlease to Zahra Shoes
lease expiry 25/03/2055. Final Review 25/03/2021
lease expiry 18/04/2021. Next Review 18/04/2016

Bertie Foster-Ward
bertie.foster-ward@edwardsymmons.com



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Edwell
Urban Borough Council

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Country sites of
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ANCILLARY FLOORS 2003 sq ft
RENT £45,000 pax

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Email: gough@goughcommercial.co.uk

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- Rent £70,000 pax
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Contact: Phil Dennis
01245 254616

Email: phil.dennis@struttandparker.com

FOR SALE

Two Fully Let Industrial Estate Investments in Kent

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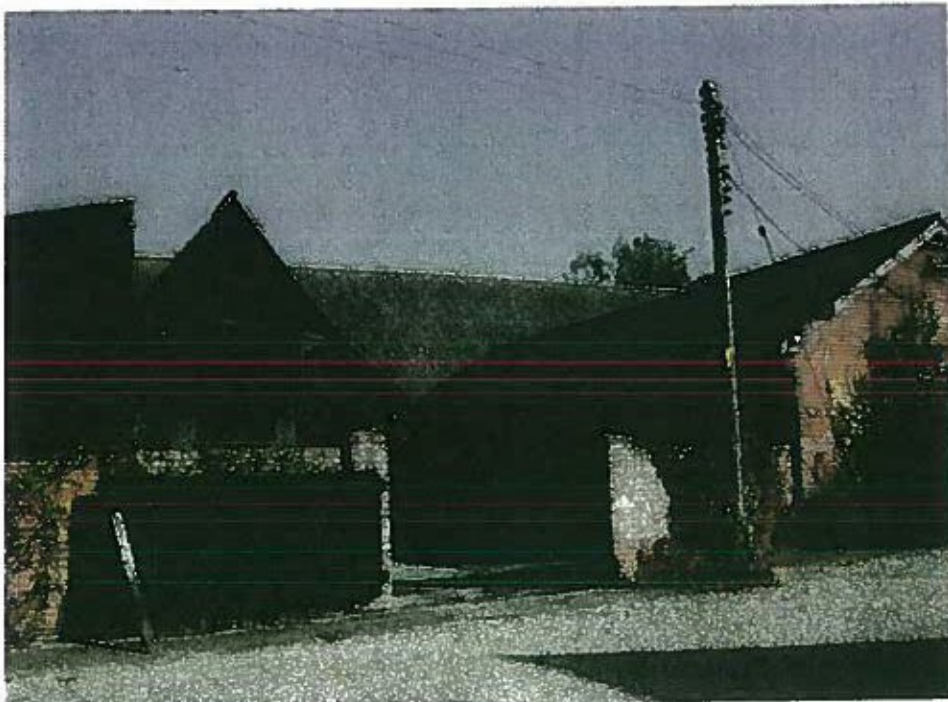
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Bovills Hall Farm Barn, St. Osyth Road, Clacton-On-Sea, Essex



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Company Name	Strutt & Parker (bulkload)
Property Type	<u>Offices - Office, Industrial - General Industrial, Industrial - Light Industrial, Industrial - Warehouse, Other Commercial Property - Other</u>
Tenure	To Let
Rent	£12465 - £38100 / Annum
Size	3175 - 4155 sq ft
Price	-
Location	Bovills Hall Farm Barn St. Osyth Road Little Clacton Clacton-On-Sea Essex CO16 9DJ
Details	? Former Traditional Agricultural Building to let for office or alternative uses on a pre let basis. The site is located to the north of Clacton, in close proximity to the A133. ? Grade II Listed traditional timber framed building ? Planning Consent granted in 2010 for a B1 Office Use, split into 2 units. ? Unit 1 extends to approximately 386 sqm (4155 sqft) & Unit 2 extends to approximately 295 sqm (3175 sqft) ? 20 Car Parking spaces to be provided in total adjacent to the building Available on a pre-let basis. A new full repairing and insuring lease for a minimum term of 10 years will be applicable. The barn is unconverted at present and therefore there is some degree of flexibility for its ultimate use. Please see particulars



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Photo of item for sale

2. Absolute Frimley....

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Appendix F

Enquiries log

Date	Name	Notes	Particulars Sent	Enquiry source
29.9.11	Rebecca	Looking to relocate the office and has driven past and seen the signboard. Would rent. Particulars sent on 29.9.11	Yes	Signboard
5.10.11	Lloyd Otte	Looking for an office and associated storage facility, has driven past the signboard. Would rent. Particulars sent but wrong email address provided.	Yes	Signboard
5.10.11	Mr Robertson	Looking to buy a property for storage. Has driven past and seen the signboard. Did not want the particulars		Signboard
6.10.11	Mrs Bird	Has driven past and seen the signboard, would like to rent for a livery yard. Particulars sent.	Yes	Signboard
20.10.11	Mr Clark	Has seen the advert in the newspaper. Interested in buying a site for redevelopment, seemed particularly interested in residential. Particulars sent.		Newspaper Advert
25.10.11	Mr Morris	Has seen the signboard and would like to rent to repair cars. Decided that this was not suitable as not the correct planning permission and did not want a copy of the particulars.		Signboard
5.11.11	Mr Butler-Hunter	He left a message, has seen signboard. Telephoned and no response.		Signboard
14.11.11	Nick Sylvester	Wanted building to rent for car repairs/ works. Had seen the signboard driving past. Did not want to look at change of use through planning during conversation and did not want particulars.		Signboard
18.11.11	Mr Law	Seen board, works would be done by him for a reduced rent. Would want to use for personal storage		Signboard
1.12.11	Stephen Tedder	Has seen the board and would like to run a decking business from Unit 1. Would possibly need a storage use on the site. Particulars sent.	Yes	Signboard
12.12.11	Kirsty Chapman	Has driven past the signboard and would like to rent for car mechanic work. Particulars sent.	Yes	Signboard
14.2.12	Mr Palmer	Has driven past and seen the board. Is looking for a workshop area for a kindling business. Is not interested in the barns and didn't want the particulars to be sent through.		Signboard
23.3.12	John-Paul Charters	Has driven past and seen the signboard. He is look for a storage building with office space from which to run a car upholstery business. Particulars sent.	Yes	Signboard
18.4.12	Pamela Reid	Has seen the property advertised in the Estates Gazette and is looking for a residential development opportunity. Particulars sent.	Yes	Newspaper advert
18.4.12	Mr Paxon	Had driven past and seen the signboard, wants for storage purposes, this use has been refused on highways grounds.		Signboard
8.5.12	Sue Richardson; JSM Construction Ltd	Has driven past and seen signboard. Looking to rent the yard for storage whilst carrying our works to the local road.		Signboard
11.5.12	Mr Duffy	Has driven past and seen signboard. Looking to rent the yard for distribution centre. Particulars sent.		Signboard
12.6.12	Mr Hodge	Has seen the sign board at the site. Would like an additional 2-4 acres of field and the woodland to the rear of the site in addition to one of the barns or possibly both. Did not want particulars.		Signboard
6.8.12	Mr Lopez	Has driven past and seen the signboard, would like to use one of the barns and the area in front of the barn for repairing caravans and motor homes. Has enquired as to whether the use class is suitable for this type of activity.		Signboard
7.8.12	Mr Williamson	Has seen the signboard and would like to buy the barns in part exchange with his property. Particulars not sent.		Signboard
17.9.12	John Coombe	Has seen the signboard and interested to rent the whole courtyard for a plastic recycling process plant.		Signboard
19.9.12	Scott	Has seen the signboard. Looking for a unit for storage and some car repairs. Wanted a space of approximately 1,000 sq ft. The barns are too big.		Signboard
24.9.12	Peter Luckin	Interested in barn for sound equipment hire. Has spoken to Estate Manager.		Unknown
14.1.13	Stephen Mayzes	Emailed general Chelmsford Office requesting the particulars.	Yes	Unknown
21.2.13	No name given	Phoned to ask about buying the units for classic cars and storage. Prices for rental provided.		Unknown
28.2.13	Mr Marcus	Looking for a yard for lorry storage. Did not want barns		Unknown
25.3.13	George Dent	Particulars sent 25.3.13	Yes	Unknown
12.4.13	Mr Doherty	Coal storage and distribution. Particulars sent 12.4.13. He is not interested in the buildings as he was hoping for one that is not included in the red line		Unknown
12.8.13	Stacey Taylor	Has seen the signboard and would like to use the barns for livery		Signboard
09.01.14	Jake Bateley	Has seen the signboard and is looking for a storage and possible retail use. currently owns a reclaim yard - enquiry not pursued	No	Signboard
16.01.14	Mr Sorrell	Has seen the signboard, has a vanhire business and car sales so looking for a site to store vans and cars outside and some small office space - enquiry not pursued	No	Signboard
31.01.14	Rick Walton	Looking for warehouse storage and yard- no planning consent	No	Signboard
09.05.14	June Keeney	Looking for premises to restore jet skis	yes	Signboard
13.08.14	Jon	From Superleisure requested particulars	Yes	Signboard