



Critchley Architecture And Design Ltd.

Conversion from Bakery and Office to 5 No. Residential Units

Rear of 25 Mengham Road, Hayling Island, PO11 9BG

on Behalf of HTE Holdings Ltd

February 2024

Critchley Architecture And Design Ltd,
The Old Bakery,
34 North Street,
Havant, PO9 1PT

0.0 Contents

- 1.0 Generally
- 2.0 Physical Context
- 3.0 Social and Economic Context
- 4.0 Involvement of Local Interests
- 5.0 Marketing
- 6.0 Amount
- 7.0 Design
- 8.0 Sustainability

Appendices

- A – Covering Letter for Marketing from Wheeler and Lai
- B – Letting Advertisement
- C – Advertisement with Freehold Interest
- D – Enquiries List

1.0 Generally

1.1 This Design Report forms part of a planning application to Havant Borough Council for the conversion of an existing bakery and offices to 5 No. self-contained flats at the rear of 25 Mengham Road, Hayling Island, PO11 9BG. This is a resubmission of a previously approved application on the same site and of the same character for 4 No. self-contained flats.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture and Design Ltd.

1.3 Reference should be made to the drawings, re:

20058 -	111	Location and Block Plan
	211	Existing Ground Floor Plan
	212	Existing First Floor Plan
	311	Existing Elevations
	421	Proposed Ground Floor Plan
	422	Proposed First Floor Plan
	423	Proposed Lighting Plan
	521	Proposed Elevations

1.4 The subject proposals were prepared under the objectives of the **National Planning Policy Framework of December 2023**. Of the policies, we were mindful of the following:

Paragraph 11. *Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 70. *Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;

b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custombuild housing;

c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;

d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

- 1.5 Havant Borough Council have agreed to withdraw the emerging Local Plan, examined by the Planning Inspectorate in 2021, and develop a revised plan. Whilst the new Local Plan is developed, the council will hold to six decision making principles stated within the **Housing Delivery Position Statement** (March 2022) to inform and define development in the borough. A tilted balance is currently in effect for planning applications relating to housing.

Decision Making Principle 1 - Application of the Tilted Balance and the Habitat Regulations

The site is brownfield and requires minimal external work to facilitate conversion. Appropriate measures for the suppression of dust during demolition works are

included, and the demolition will allow for the provision of garden space which will be a net improvement for biodiversity and sustainable drainage within the site.

Decision Making Principle 2 - Sites not in accordance with the Development Plan where the Council accepts the principle of development

Not applicable, although it is noted that land rear of 13-21 Mengham Road is included within the existing allocation.

Decision Making Principle 3 - Assessment of summertime transport implications of development on Hayling Island and in Langstone

The proposal makes use of existing parking provision within the site, previously used for staff and deliveries.

Decision Making Principle 4 - Sites not in accordance with the Development Plan where the principle of development has not been previously identified

Development proposals not in accordance with the Development Plan and not previously identified as a site allocation in the Havant Borough Local Plan will need to clearly show they are deliverable in accordance with the definition at Annex 2 of the NPPF: "To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years."

The Applicant is in a position to deliver the development proposal immediately, should permission be granted.

Decision Making Principle 5 - Development quality

Residential development will be expected to:

a) Provide infrastructure which is needed to make the development acceptable in planning terms, in line with the Council's Infrastructure Delivery Plan and Developer Contributions Guide; and

b) Are designed to a high standard, and, where relevant, demonstrate that design codes and guides which identify local character and distinctiveness have been taken into account; and

c) Provide a minimum of 40 dwellings per hectare based on a net developable area, or where relevant, an alternative density based on the site capacity set out in Table 1; and

d) Create new and improve existing pedestrian and cycle route linkages which connect to all parts of the development and facilitate easy and safe access to education, employment, and the natural environment for all users; and

e) Incorporate a comprehensive ecological strategy, which achieves biodiversity net gain, and includes, but is not limited to: i. The retention and integration of any protected trees and hedgerows. ii. The retention and enhancement of any local nature conservation

designations on or affected by the development; iii. Mitigation for any protected species, including appropriate buffers; iv. The creation of green linkages and wildlife corridors within and through the site, making the best use of existing natural features; and

f) Provide electric vehicle charging infrastructure for each new residential unit with private offstreet parking; and

g) Meet the nationally described space standards for new homes provided; and

h) Provide outdoor private and/or communal amenity space for all residential units; and

i) Achieve a reduction in CO2 emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the Building Regulations; and

j) Provide a drainage strategy suitable to the site which incorporates appropriate Sustainable Drainage Systems (SuDS) to an adoptable standard; and

k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement.

Decision Making Principle 6 - Southleigh Strategic site

N/A

2.0 Physical Context

2.1 No.25 is situated just past the north-west corner of the junction of Mengham Road and St Leonards Avenue.

2.2 Nos.25-29 and the land to the rear is owned by Heidi's Swiss Patisserie (HTE Holdings Ltd). The site formerly contained the company's bakery and offices, which are now based in Emsworth.



Heidi's Bakery and Offices

- 2.3 No.27 is tenanted by Alan Rae Traditional Foods
- 2.4 No.29 is tenanted by Home Nursing Supplies.
- 2.5 The site includes two chalet bungalows, accessed from St Leonard's Avenue and originally built as accommodation for staff (02/52043/007) .
- 2.6 The site is generally flat and level.
- 2.7 The site is within a Local District Town Centre and is approximately 4.8 miles south of Havant Town Centre. The sea front is less than half a mile to the south.
- 2.8 This application pertains to the bakery, offices, and surrounding area behind the shop frontage and accessed from St Leonards Avenue.

3.0 Social and Economic Context

- 3.1 Mengham Road runs east-west between Sea Grove Avenue and Mengham Lane. The eastern section of the road is part of the main shopping precinct for Mengham and the surrounding area. St Leonard's Avenue runs north from Mengham Road and is residential. Both roads are fully metalled with pavements either side and good street lighting.





- 3.2 The site is classed as being within a Local District Town Centre. The south elevation is considered to be Secondary Frontage.
- 3.3 The majority of nearby buildings are two storey, with a mix of flat and pitched roofed commercial buildings and pitched roof residential properties.
- 3.4 Mengham is the largest settlement of Hayling Island, with three schools and its own library. It lies to the south of Hayling, approximately 3.5 miles from the Langstone Road crossing to Havant.
- 3.5 The subject site is located within Havant Borough Council (HBC) and Hampshire County Council (HCC).
- 3.6 Hayling Island is separated from the mainland by a narrow channel, traditionally know as Sweare Deep. It is situated to the south of Havant and is accessible via a bridge at Langstone. It lies between Chichester Harbour to the east and Langstone Harbour to the west and can be accessed from Portsea Island by ferry.
- 3.7 Havant Borough Council recognises the potential for development on Hayling Island whilst acknowledging current issues with transport and utilities provision. An Infrastructure Delivery Plan was published in July 2020 and sets out the borough's regeneration strategy. A number of transport intervention and mitigation packages are currently proposed to improve travel to and from Hayling Island, as per the Hayling Island Transport Assessment (Jan 2019) and Addendum (Jan 2020).
- 3.8 At the time of writing, there is a recognised national shortage of rental properties on the open market. The shortfall of properties has led a rent rise of 7.4% within Havant Borough Council in the last year alone (Renting: Shortfall of properties creates frenzied market, surveyors say, BBC 2023)

- 3.9 The subject site/building is not Listed, nor are there any Listed buildings within the curtilage of the site.
- 3.10 The subject site is not within a Conservation Area.
- 3.11 The subject site is within Flood Zone 1 (very low risk).
- 3.12 The subject site is within an established residential area with excellent access to Mengham Local District Town Centre. Within fifteen minutes walk of the site there are:
- Schools
 - Local shops
 - Recreational spaces
 - Community facilities
 - Food and drink establishments
 - Professional and medical services
 - Bus stops with regular services
- 3.13 Considering the above, the site is considered to be in a sustainable location.

4.0 Involvement of Local Interests

- 4.1 An application for 4 No. self contained flats was approved on 3rd October 2023. Following the discharge of pre commencement conditions, work began on site to strip out the buildings and expose the underlying structure. It was found that the building is of steel frame construction and that none of the internal walls are loadbearing, which allows for much greater flexibility with the proposals. The applicant therefore wishes to explore the possibility of dividing the first floor into two 1 bedroom flats.

5.0 Marketing and Business

- 5.1 The subject site, along with the rest of No.25, has been vacant since 24th December 2022. Prior to this it had been in continuous use since its original construction. Following a business restructure, the sole remaining Heidi's Patisserie is now located in Emsworth.
- 5.2 In preparation for the restructure, the property had been marketed by Wheeler and Lai from 11th August 2022 until permission was granted, please refer to the Appendices for full details.

6.0 Amount

- 6.1 The subject site is 530m² in area. A further 665m² is under the ownership of the applicant.
- 6.2 The current gross internal floor are of the bakery is 252.5m², of which 67.5m² is to be demolished under the proposals.
- 6.3 The gross internal area of the office is 177m².
- 6.4 The existing chalet bungalows are to be retained.
- 6.5 The secondary frontage retail unit and retail area immediately behind is to be retained, as are the flats above.
- 6.6 The flat accommodation is as follows:
- | | | | |
|--------|------------------|----------------|----------------|
| Flat 1 | 42m ² | 1 bed 1 person | 1 parking bay |
| Flat 2 | 54m ² | 1 bed 2 person | 1 parking bay |
| Flat 3 | 62m ² | 2 bed 3 person | 2 parking bays |
| Flat 4 | 83m ² | 1 bed 2 person | 1 parking bay |
| Flat 5 | 74m ² | 1 bed 2 person | 1 parking bay |
- 6.7 Private courtyard style garden spaces are proposed for all flats. The site also benefits from being exceptionally close to Hayling Sea Front. Hayling Beach and park areas are 5 minutes walk via Sea Grove Avenue.
- 6.8 There are currently 5 parking bays formerly used by staff as well as a delivery yard. The proposal includes the creation of additional bays within the existing hardstanding area. All bays will be provided with EV charging points.
- 6.9 All flats are provided with secure bike storage.
- 6.10 Parking for the retail units fronting Mengham Road will remain as existing.

7.0 Design

- 7.1 **NPPF, Paragraph 131.** *The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process*

should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

7.2 Character and Appearance

- The character of the locality is predominantly two storey retail with residential properties. The minor nature of the external works will have limited impact on the overall character and appearance.
- Proposed demolition works are intended to reduce the amount of built up area and improve amenity space.

7.3 Scale

- The mass and bulk of the subject site will remain as much as existing when viewed from the street. There will be an overall reduction in built form as a result of demolition works.

7.4 Layout

- External layout will remain much as existing, with the addition of one entry door and garden areas.

7.5 Planting

- Public planting beds as per drawing 20058_421.
- Private garden areas to be at the discretion of the occupants.

7.6 Access

- Pedestrian access to the site is available from St Leonard's Avenue.
- A bin area is proposed within 25 metres of St Leonard's Avenue.
- Secure cycle storage is proposed within 25 metres of St Leonard's Avenue.
- Emergency access is fully available from St Leonard's Avenue.
- It is the applicant's intention to meet the requirements of the Equality Act 2010.
- It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published 1 March 2015 and updated 7 June 2021).

- It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.

8.0 Sustainability

- 8.1 **NPPF, Paragraph 157.** *The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.*
- 8.2 **NPPF, Paragraph 164.** *In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.*

Based on BRE Home Quality Mark Guidelines.

8.3 Site Context

Site Survey

- *Assess the condition of the land, including contamination, flood risk, security, privacy and nuisance.*
- *Have an awareness of infrastructure including water and electrical supplies.*
- *Have an awareness of drainage and sewage arrangements.*

Design & Character

- *Engage with the community and other local bodies through consultation and discussion around design decisions.*
- *Design homes that fit in with the local character and for larger developments create public spaces associated with your home.*

Building Footprint and Layout

- *Encourage the efficient use of a home's footprint, maximising quality external space for occupants without compromising internal space.*

Service Provisions

- *Ensure access to secure and fast internet supplies.*
- *Provide access to support and enable efficient and easy maintenance of key utilities*

8.4 Movement & Connectivity

Transport Provision

- *Ensure good public transport connections are available and accessible.*
- *Encourage the provision of adequate and safe cycling and pedestrian facilities.*
- *Encourage the provision of car parking /electric charging and or sharing facilities appropriate to the location and local community.*
- *Ensure practical and up to date transport information is available to home owners.*

Local Amenities

- *Basic services such as retail and banking*
- *Local parks and places of leisure*
- *Healthcare and education facilities*

8.5 Performance Outcomes

Air Quality

- *Provide adequate ventilation that does not compromise thermal efficiency.*

Lighting

- *Provide adequate access to natural light and controllable artificial lighting where necessary.*
- *Suitably locate controls that are accessible and easy to use.*

Noise

- *Utilise insulation and treatment that creates the right acoustic environment.*
- *Consider internal sound insulation.*
- *Design the layout and construction of new houses to minimise the impacts of noise from the local area.*

Temperature

- *Avoid the risk of overheating whilst ensuring well insulated new homes.*
- *Provide adequate and controllable ventilation capable of meeting the varying demands of the seasons.*

8.6 Predicted In Use Energy

Cost

- *Ensure that cost efficiency is central to the design of your home*
- *Provide access to the relevant information and controls to understand how to optimise the efficiency of your home and how your behaviour influences this.*

Energy Footprint

- *Promote measures to reduce the use of energy that produces CO2 emissions and other pollutants through reduced energy demand.*
- *Investigate the use of appropriate and cost effective renewable energy sources.*
- *Encourage systems that reduce local pollutants.*

To whom it may concern

Ref: DD0062/230405

11th April 2023

Dear Sir/Madam,

REF: Bakery at the rear of 25 Mengham Road – Marketing report

I am writing with regard to the marketing that has been carried out for the client for the above property, known as the Bakery at the rear of 25 Mengham Road, Hayling Island, PO11 9BG.

We took on the instruction to market the bakery available for let, following initial meeting in July 2022, with approval for marketing details 11th August 2022.

We uploaded the details to our website on the 11th August 2022 - <https://www.wlsurveyors.co.uk/properties/former-bakery-rear-of-25-mengham-road-hayling-island-workshop-to-let>

This was updated to include it being available for sale too on the 16th August 2022.

Our board contractor erected a board on the property around the 19th August 2022, we do not have a date stamped photo.

We have a photo of the board here:



Rear aspect and Front Aspects – to cover 25 Mengham Road, and the rear of 25 Mengham Road

We attach an enquiry log for reference. The levels of interest for the freehold were low, with only three offers (one was a revision of an original offer) being received during this marketing period.

Hampshire | Isle of Wight

The level of interest for the rental has been minimal, mainly due to the configuration and potential works to fit out for various purposes.

We use social media and digital marketing for our properties, and copies of the property details are attached.

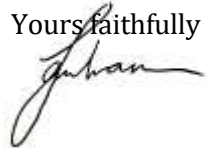
It has been marketing on the Wheeler and Lai Website, since August 2022 as well as Rightmove Commercial, via our associates NEXA properties.

We do not use publications or paper-copies of any listings.

In our opinion, the premises were appropriately and extensively marketed since August 2022.

If you have any further queries, do let me know.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Sau-Wan Lai', written in a cursive style.

Sau-Wan Lai MSc MRICS & RICS Registered Valuer

Director

Email: slai@wlsurveyors.co.uk



Class E USE

FORMER BAKERY TO LET

**REAR BAKERY AT 25
MENGHAM ROAD
HAYLING ISLAND
HAMPSHIRE
PO11 9BG**

Key Features

Ground floor and first floor workshop and offices – 358 sq m (3,860 sq ft)
On-site parking and loading facilities
Mengham – Hayling Island
£30,000 per annum exclusive

Location

The property is situated on Mengham Road with both national and independent retailers in close proximity, including Sainsbury's Local, Grady's Funeral Directors, Hayling Property, Hobbs Pharmacy and other independent operators.

Hayling Island is a popular seaside destination in Hampshire, with the A27 approximately 4.5 miles to the north via Church Road, and the A3023 from the A27 there is access to the motorway network.

Description & Measurements

The property comprises a former Bakery which provides open workshop space, as well as ancillary first floor office space.

The ground floor provides 232 sq m of workshop/bakery space, with storage areas. To the first floor, there is a good-sized office, staff amenities such as staff room, changing room and WCs.

There is 5 car parking spaces with the property, and loading / car port as well.

The following are the approximate dimensions and areas:

	M	Ft
Ground floor	232 sq m	2498 sq ft
First floor	126.50 sq m	1362 sq ft
Total	358 sq m	3,860 sq ft



Viewing Arrangements

All viewings are to be accompanied, please contact us as Joint Agents for this property:

Wheeler & Lai Chartered Surveyors: 01983 210 335

Sau-Wan Lai: slai@wlsurveyors.co.uk

Rebecca Wheeler: rwheeler@wlsurveyors.co.uk



Terms

We are instructed to market this unit on a new Effective Full Repairing and Insuring Lease for a term to be agreed at the commencing rental of £30,000 per annum exclusive.

EPC Rating:

Shop: D

Rateable Value:

To be Re-Assessed

Legal Costs:

Each party to be responsible for their own legal costs incurred in this transaction.

Joint Agents with:

NEXA: 023 9245 4389



Jamie Gray: jamie@nexaproperties.com

Disclaimer: For the Lessors or Vendors of this instruction, whose Agents Wheeler & Lai Chartered Surveyors are, give notice that; These particulars are set out as general guidance only and is offered subject to contract, availability, and confirmation of details, to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties 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. No person in the employment of Wheeler & Lai Chartered Surveyors has any authority to make any representation or warranty whatsoever in relation to this property. 1st August 2022 (V1.1)



Class E USE

ALL ENQUIRIES INVITED

REAR BAKERY AT 25
MENGHAM ROAD
HAYLING ISLAND
HAMPSHIRE
PO11 9BG

Key Features

Ground floor and first floor workshop and offices – 358 sq m (3,860 sq ft)
On-site parking and loading facilities
Rental: £30,000 per annum exclusive or
Offers invited for the Freehold Interest

Location

The property is situated on Mengham Road with both national and independent retailers in close proximity, including Sainsbury's Local, Grady's Funeral Directors, Hayling Property, Hobbs Pharmacy and other independent operators.

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Viewing Arrangements

All viewings are to be accompanied, please contact us as Joint Agents for this property:

Wheeler & Lai Chartered Surveyors: 023 9421 7335

Sau-Wan Lai: slai@wlsurveyors.co.uk

Rebecca Wheeler: rwheeler@wlsurveyors.co.uk



Terms

We are instructed to market this unit on a new Effective Full Repairing and Insuring Lease for a term to be agreed at the commencing rental of £30,000 per annum exclusive.

Alternatively, unconditional offers are invited for the freehold interest of this site.

EPC Rating:

Shop: D

Rateable Value:

To be Re-Assessed

Legal Costs:

Each party to be responsible for their own legal costs incurred in this transaction.

Joint Agents with:

NEXA: 023 9245 4389



Jamie Gray: jamie@nexaproperties.com

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PROPERTY: Bakery @ 25 Mengham Road, HaylingEnquiries

Date	Interest	Name	Tel Email	Details
12/08/2022	Via Heidi Elliott	Clare K	Removed	Removed Only interested in shop units.
16/08/2022	eDivert	Brian I	Removed	Removed it is for Brian's boss who is in Spain. He didn't want the property details as they are familiar with the units. They will be in touch if they want any more information.
16/08/2022	Hubspot	Jonsun S	Removed	Removed He and a colleague visited the rear of Heidis building in Mengham, Hayling Island yesterday to have a look around. Asks if it is possible to have floor plans of the building?
18/08/2022	eDivert	Robin S	Removed	Removed he advised he was a surveyor looking at property along Station Road
22/08/2022	Direct	Richard M	Removed	Removed
24/08/2022	Nexa	Samantha C	Removed	Removed We have been made aware that this property will be available and worViewed on 15/9/22 Followed up 5/10/2022 by email
13/09/2022		Scarlet B	Removed	Removed Viewed 28th September 2022 - offered £250,000 (28/9/22)
22/09/2022	Brochure download	Helen L	Removed	Removed Viewed 4th October 2022 - initial offer without viewing was £125,000. She will review figures.
25/10/22	eDivert	Mr T	Removed	Removed Wanted to know what licences are attached to the catering properties - Hs is looking for takeaway- Sui Generis ideally. If client would be willing to get use.I said unlikely as resi above on the Mengahm Road one.
20/1/23	Direct	Steve L	Removed	Removed Please can you send me details of any retail units that you are marking in Hayling Island
21/2/23	Brochure download	Fiona C	Removed	Removed
03/02/2023	eDivert	Richard	Removed	Removed also sent 25 - for a café come car wash come car repairs- not right for them after all.