

13.11.20

SUNDAY SCHOOL COTTAGE – NOTES ON REMOVAL OF CONDITIONS

On completion of refurbishment, two agents were invited to value and sell.
We chose Reeds Rains.

CUNDALLS - Andrew Wood £160k taking into account LNOC
 £185k without allowance for LNOC

REEDS RAINS - Tony Hunter

October 2018 £185k first on market 6 months – not one viewing

November 2018 £180k
Reducing by £5k per month
March 2019 to £160k not one viewing

NEVER BEEN ONE VIEWING

We then tried to rent. Not one local couple or individual showed any interest.
There just isn't a need.

In August 2019, we rented to Polish couple. The property was still for sale up to that time so it still stood empty at a reduced price for another six months.

So, in total, the property was for sale for 12 months at £25k less than the valuation by Reeds Rains with not one viewing.

Having spoken to Rachael Balmer of RDC, this is their rule of thumb:- The LNOC reduces the value by 15%. 15% OF £185k is £27k. We reduced by £25k so we cannot be accused of asking too much money. So from our evidence the condition applied. Does not work in this particular village. It is also apparent through the lack of children at the local school this is a grave concern to the parish council who have supported a previous application which was approved by yourselves. They also support our application. You have informed our agent you intend to oppose our application which we feel is exactly the same to the previous one passed one hundred yards away. In your opinion you know better than the parish council and the people who live in the village. I am right in assuming you have not had one objection to this application. Surely that tells you a story that everyone agrees what is required in the village. It is not in the best interests of the village.

As a company, it is doubtful that we will speculate on any further property refurbishments carrying this condition in the future.