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Ref 87723

5 January 2021

PRIVATE & CONFIDENTIAL

Mr J Taft
Greenfield Farm
Thorney Edge
Bagnall
Stoke-on-Trent
Staffordshire
ST9 9LA

Dear Mr Taft

RE: FLYING HORSE INN, 130 ASHBOURNE ROAD, LEEK, STAFFORDSHIRE, ST13 5BJ

Thank you for your telephone call on the 5th January 2021. As requested we set out below a summary of the marketing campaign during our period of agency.

We were initially instructed to market the property on behalf of our clients Admiral Taverns on 22nd January 2020 at a freehold asking price of £325,000, since then the property was actively marketed and appeared not only in our own summary of properties available, weblists and mailshots, but has also been permanently listed on the following commercial websites: -

Morning Advertiser
Zoopla
Businesses for Sale
Rightmove
Daltons Weekly
The Landsite
Facebook
Twitter

www.morningadvertiser.co.uk
www.zoopla.co.uk
www.businessesforsale.com
www.rightmove.co.uk
www.daltonsweekly.co.uk
www.thelandsite.co.uk
www.facebook.com
www.twitter.com

A total of 7,356 sets of details have been sent to interested parties, with only 5 viewings taking place. This resulted in limited interest and the only offers received were from yourself. One offer on the 10th November 2020 at £240,000 which was rejected and another from yourself on the 10th November 2020 at £250,000 which was accepted.

There was no alternative positive interest throughout the period of marketing which led to the freehold asking price being reduced twice: -

12th May 2020

Freehold Asking Price £295,000

16th June 2020

Freehold Asking Price £275,000

Marketing of the property was ceased, and the property marked as 'Sold', when contracts exchanged on 18th December 2020.

Furthermore I attach a copy of our sales particulars for the property while it was marketed.

I trust the aforementioned is of some assistance, but if you require any further clarification please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. McVay', with a long horizontal flourish extending to the right.

Dean McVay
Regional Valuations Manager
North West
01512 204879 (office) 07977556564 (mobile)