

2nd March 2022

Mr J Malkin
JMI Planning
14A Market Place
Uttoxeter
ST14 8HP



Dear Mr Malkin,

RE: Swan Inn, Town End, Cheadle

I am writing in connection with the above-mentioned property. We are an established local estate agent with over 20 years' experience selling commercial and residential property within the area. We own two local brands, Abode and Anderson-Dixon.

The two options we have available for marketing and eventual sale would be as follows:

1. As a public house.
2. With planning for development, or as completed housing.

After consideration I would recommend the following.

Option 1:

In my opinion the property would not be suitable for marketing as a public house. It is situated in close proximity to local residential housing and in some cases even attached. Most tenants or potential buyers would not consider a public house which is in such close proximity to residential dwellings due to the increase in probability of potential complaints around noise and smells.

Furthermore, the property has already failed as a public house as the local community did not support it very well, I presume this is the reason why it was disposed of by the previous owners. The area is well catered for in terms of similar establishments, and there seems to be no, or little, demand to re-establish this as a drinking house.

Option 2:

Residential housing development. We are experiencing high demand for good quality local housing. The property itself is within walking distance to the town and would convert well into residential dwellings, and in fact blend much better into the landscape as it is surrounded by residential property which is similar in character. Due to a short supply in the area, there is high demand locally for land or buildings with planning, or as a completed scheme.

I enclose our recent market review, which relates to the residential housing market.
I hope this helps give some insight into demand locally.

Please do not hesitate to contact me if you require any further information.

Yours sincerely

Nathan Anderson-Dixon
Anderson-Dixon Limited