

Marketing Report

On

**Jubilee Chapel
Ramshorn
Oakamoor
Stoke on Trent
Staffordshire
ST10 3BY**

**Prepared By
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Leek
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Date of Report: 27th August 2014

INSTRUCTIONS

We have been requested to produce a report which sets out the range of marketing which has been undertaken on Jubilee Chapel since the 28th June 2013.

DESCRIPTION

The property is constructed of brick with a tiled roof and has a part brick rendered extension to the rear.

A set of details on the property are given in appendix 1 which provide further details.

HISTORY

The building dates back to 1897 and has previously been used as a Primitive Methodist Church.

MARKETING

The property has been on the market since the 28th June 2013 until today's date, and has been subject to a comprehensive marketing campaign.

Set out below are details of the adverts placed in the newspapers:-

19 th August 2013	Buxton Advertiser
2 nd September 2013	Leek Post & Times
2 nd September 2013	Sentinel
16 th September 2013	Leek Post & Times
30 th September 2013	Leek Post & Times
14 th October 2013	Leek Post & Times
14 th October 2013	Sentinel
14 th October 2013	Uttoxeter
28 th October 2013	Leek Post & Times
11 th November 2013	Leek Post & Times
25 th November 2013	Leek Post & Times
9 th December 2013	Leek Post & Times
6 th January 2014	Leek Post & Times
20 th January 2014	Sentinel
21 st January 2014	Leek Post & Times
3 rd February 2014	Leek Post & Times
17 th February 2014	Leek Post & Times
3 rd March 2014	Leek Post & Times
3 rd March 2014	Sentinel
17 th March 2014	Leek Post & Times
31 st March 2014	Sentinel
31 st March 2014	Leek Post & Times
28 th April 2014	Leek Post & Times
12 th May 2014	Leek Post & Times
26 th May 2014	Leek Post & Times
9 th June 2014	Leek Post & Times
23 rd June 2014	Leek Post & Times
7 th July 2014	Leek Post & Times
21 st July 2014	Leek Post & Times
4 th August 2014	Leek Post & Times

As you can see the property has been subjected to extensive advertising in the press. Details of the property have also been made available at Leek Cattle Market, and in our office window, prominently positioned on Derby Street, Leek. The property has also been listed on our website www.grahamwatkins.co.uk, on www.zoopla.co.uk and www.rightmove.co.uk and also on affiliated sites which are national databases and very widely used. A copy of the Rightmove report is included at Appendix 2.

The property particulars have also been sent out to all potential interested parties on our mailing list. We do get a number of enquiries from potential business users looking for suitable premises and details of this property have been given to numerous people.

SUMMARY/CONCLUSION

Despite a good number of enquiries, we have not received any offers to let the property for any commercial purpose. The majority of enquiries from a sale point of view have been from speculators looking to purchase the property subject to planning permission for residential use. All interested parties have been asked to submit offers, with the highest offer being £30,000 which was subject to planning permission for residential conversion which was rejected.

The lack of interest in this property for a commercial use is as expected given the location, size and layout of the property. There is also an abundance of more suitable properties available in better locations for commercial activities.

We would therefore strongly support an application for conversion of this building into residential use, for which there is a strong and growing demand.

Signed

**Graham Watkins & Co
Chartered Surveyors & Valuers
69 Derby Street
Leek
Staffordshire
ST13 6JL**

Appendix 1 – Copy of the Particulars

Appendix 2 – Copy of the Rightmove Report