



BRUCE MATHER ESTATE AGENTS

Residential & Commercial Sales & Lettings, Surveyors, Property Consultants,
Agricultural Valuers & Auctioneers,

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Mr S Eldred,
Planner
Boston Borough Council
Municipal Buildings
West Street
Boston
Lincolnshire
PE21 8QR

13TH June 2022

Dear Mr Eldred,

I have been asked to provide an account of the marketing of Patterdale, Cut End Road, Fishtoft, Boston, Lincs. PE22 0QZ. Planning application reference B/22/0168.

The property came to market on the 13th December 2018 with an Asking Price of £325,000. The Asking Price was later reduced to £275,000 on the 9th October 2019.

The property was marketed with the submitted Sales Particulars and advertised on the following website portals, Rightmove, Vebra, Zoopla, On The Market and Net House Prices. Towards the end of the marketing period, 30th March 2022, the property was also advertised on the new Boomin' website.

The summary details on Rightmove were browsed 360,357 times and clicked on to view the specific brochure 23,707 times for the entire period of marketing.

The Sales Negotiators sent the brochure to applicants working in agriculture together with local architects and builders who sometimes have clients who comply with the Agricultural Habitation Clause.

The marketing produced 9 arranged viewings with one applicant having a second viewing. Further parties turned up on spec without an appointment. None of the parties were able to satisfy the planning restriction and raise the finance to purchase the property. Consequently, on the 30th March 2022 the property was withdrawn from sale.

Yours sincerely,

