

ROUNTHWAITE



WOODHEAD

53 MARKET PLACE
MALTON
NORTH YORKSHIRE
YO17 7LX

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Tel: (01653) 600747

Ms Maria Boyce
Arkle Boyce,
Studio 9
Matthew Murray House
97 Water Lane
Leeds
LS11 5NQ

05 October 2022

Dear Ms Boyce

Re Blacksmiths Cottage, Swinton Grange, Malton YO17 6QT

I refer to your email dated 15th September 2022 with a request that I provide a marketing report for the above property.

I am a Chartered Surveyor qualifying in 1982 and I have been working in the Ryedale area for more than 40 years. I am well acquainted with the area and I have run my own business in partnership since 1990. The primary nature of my business has been residential agency work but I have also undertaken survey and valuation work. I am familiar with the site and I have been involved in the marketing of adjoining properties on this development, including resales.

We received instructions to market the property on 19th November 2021, with a guide price of £580,000 to take into account the Local Occupancy Clause. The guide price was discounted from the unencumbered Market Value which I assessed in the sum of £675,000. I undertook a Red Book valuation on the property on behalf of the vendors. The Market Value of the property assuming no local occupancy clause was based on the sale of direct comparable evidence of adjacent properties on the development. The vendors also obtained another market valuation and the average was adopted and a reduction applied hence the initial guide price of £580,000. The property was marketed in our office, advertised locally in the Gazette & Herald and online on our own website, Rightmove and OntheMarket.com. On 23rd March 2022 the price was reduced from £580,000 to £550,000 and there was full exposure once again on the various online portals.

Estate Agents, Valuers and Surveyors

Partners:- Jon Rounthwaite BSc. M.R.I.C.S. Nicholas Woodhead

Also at:- Market Place, Pickering Tel: (01751) 472800 & 26 Market Place, Kirkbymoorside Tel: (01751) 430034

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We received many enquiries, with odd exceptions the interested parties would not comply with the LOC. I have copied a 'timeline' summarising the enquiries received, the viewings and comments together with the offers received.

I hope this provides you with sufficient information.

Yours sincerely

Jon Rounthwaite MRICS
Rounthwaite & Woodhead



Blacksmith Cottage, Swinton Grange
Marketing Schedule of Enquiries

| Date | |
|-------------------------|---|
| 26 Nov 2021 3:06 pm | Available - Status change from Instructed to Available at £580,000 |
| 29 Nov 2021 1:08 pm | , interested however lives in Terrington - has contacted RDC |
| 29 Nov 2021 11:05 am | - Interested however lives in York, is going to read into the LOC. |
| 29 Nov 2021 9:20 am | Very interested at living at Swinton Grange, missed out on The Stables, However lives in Boroughbridge. |
| 27 Nov 2021 10:42 am | , YO17 9PU Suggested that she contacts Ryedale to see if she complies. Not on the market. |
| 29 Nov 2021 2:05 pm | - enquired again, resides in Hovingham. Referred to RDC to see if comply. |
| 01 Dec 2021 5:26 pm | Enquiry from Recently moved to the area and living in Kirkbymoorside. Not understanding the LOC and withdrawn interest. |
| 07 Dec 2021 11:01 am | Enquiry via rightmove - (out of area) of , IM61AN |
| 10 Dec 2021 9:24 am | - interested however lives in York. |
| 10 Dec 2021 10:27 am | interested however lives in York - spoken to council and told no chance of being accepted (16/12/21) |
| 29 Dec 2021 10:18 am | Enquiry from (resident in Cumbria) May wish to look in the new year |
| 04 Jan 2022 3:55 pm | Viewing - - Like very much. Have to sell and investigating compliance. They have a connection with Scrayingham but not in compliance with clause. 11/1/22 rejected due to occupancy clause. |
| 10 Jan 2022 1:58 pm | Viewing - Military Couple – not interested. |
| 13 Jan 2022 10:53 am | - live in Whitwell - not compliant with occupancy clause |
| 13 Jan 2022 9:50 am | Viewing Follow up 21/1/22 – don't comply with occupancy clause. |
| 21 Jan 2022 9:12 am | of YO73 - didn't read about LOC. No longer interested in viewing. |
| 26 Jan 2022 12:20 pm | File Note Enquiry from Interested however lives in Cheltenham and looking to downsize. |
| 24 Jan 2022 3:58 pm | Viewing : – referring to RDC re: LOC. |
| 11 Feb 2022 12:54 pm | Viewing – did not show. |
| 08 Feb 2022 9:57 am | - (from Kent family based in Yorkshire). Does not comply with LOC. |
| 07 Feb 2022 4:57 pm | Viewing Viewed twice. Very interested. Live in Norton and outside LOC. |
| 07 Mar 2022 10:47 am | Enquiry from (Wetherby) asked about LOC - experienced in mortgage finance and said funds could not be raised. Liked the look but now written off. |

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**Blacksmith Cottage, Swinton Grange
Marketing Schedule of Enquiries**

| | |
|--------------------------------|--|
| 21 Mar 2022 9:46 am | Viewing - [redacted] - Liked, but does not suit needs regarding outside space. |
| 22 Mar 2022 9:58 am | Enquiry - [redacted] - doesn't comply with LNOC. |
| 23 Mar 2022 5:39 pm | Sale Price Reduction Sale price changed from £580,000 to £550,000 |
| 25 Mar 2022 10:36 am | Enquiry - [redacted] interested however does not apply to LOC. |
| 24 Mar 2022 5:10 pm | Enquiry - [redacted] both service people. Contacting the council to see if eligible |
| 24 Mar 2022 9:46 am | Enquiry - [redacted] -, Norton - interested but don't want to view yet. |
| 01 Apr 2022 12:06 pm | [redacted] wanted to arrange a viewing. Ryedale Council confirmed that currently they do not comply with LOC. No longer want to view. |
| 05 Apr 2022 2:36 pm | Enquiry - [redacted] - lives in West Yorkshire. Doesn't comply with LOC. Viewing [redacted] - do not comply with LOC - live in Appleton le Street |
| 07 Apr 2022 9:03 am | Enquiry - [redacted] interested in viewing however currently lives in Harrogate so doesn't comply with LOC. |
| 07 Apr 2022 11:11 am | Enquiry - [redacted] - doesn't comply with LOC lives in Warwickshire. |
| 03 May 2022 10:06 am | Enquiry - [redacted] interested but lives in Derbyshire |
| 21 Apr 2022 2:41 pm | Offer of £546,000 made by [redacted] (Property to sell) (Rejected) |
| 6 May 2022 | Viewing - [redacted] - made conditional offer of £550,000 |
| 18 May 2022 | [redacted] - withdrew offer - RDC advised didn't comply with LNOC time period. Also advised developer that 3no. local high street banks advised mortgage couldn't be obtained on property. |
| 23 May 2022 11:08 am | Offer of £555,000 accepted from [redacted] |
| 10 Aug 2022 11:36 am | [redacted] - Withdrew offer |
| 17 Aug 2022 9:30 am | Enquiry from [redacted] but doesn't comply with LOC |
| 14 Sep 2022 4:13 pm | [redacted] - enquiry re: LOC, lives in Snainton, doesn't comply with LOC |

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