

Our Ref: DGB/LP/01783-

21st October 2024

Private & Confidential

To Whom Ever It May Concern,

Mr & Mrs Butterworth

On 10th December 2018 I wrote a letter to Mr & Mrs Butterworth advising them that, despite their best efforts, their tourism enterprise was not making any true profit, and that the cottage was not a viable holiday let.

Between May and September 2021 Oakleigh House and Oakleigh Cottage were offered for sale by Blenkins and Co. Unfortunately, the inclusion of the holiday cottage deterred potential buyers.

Between June 2022 and February 2023 Mr and Mrs Butterworth tried to sell Oakleigh house with Stephenson's. The presence of a holiday cottage next door put potential buyers off.

Finally, between May and December 2023 Oakleigh cottage was placed on the market with Ashtons as a holiday home. There was no interest in the purchase of the cottage as a business.

Since 2018, I have continued to advise Mr and Mrs Butterworth, that in my informed and considered opinion the cottage is not a viable holiday let. To attempt to relaunch this enterprise would be an ill-advised financial risk.

During the Covid-19 period many other entrepreneurs entered the holiday lettings market as there was a significant increase in demand. That demand has now fallen away and left this area with a considerable oversupply.

Yours faithfully

Beckingtons

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