

GEOFF



GEOFF FOOT Estate Agents Ltd

7 Elm Grove, Hayling Island,
Hampshire, PO11 9EA
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email: sales@geofffoot.co.uk

F.A.O. Mrs J Clark
Technical Officer
Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant
Hants
PO9 2AX

18th May 2015

Dear Mrs Clark

RE: Site Address: 3 Elm Grove, Hayling Island, PO11 9EA

The above site has been market since 27th May 2014, due to restrictive planning conditions on the site we have had very few enquiries.

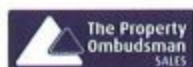
Over the last year, the property has been continuously offered For Sale. It has held prime space in our office window and being that we are located in the 'Heart' of Hayling Islands shopping centre, we have had many 'walk-in' enquiries. The For Sale boards have been sited on both the North and Western boundaries as shown in the attached photo.

We advertise in the Hayling Trader which is distributed to 8,000 homes bi monthly. 3 Elm Grove was placed in several of these adverts.

The property is very unsightly, probably gaining more interest from the local teenage population now, making it a huge eyesore to the immediate area. Indeed, my office is located just in front of the building and it is very unsatisfactory to have to walk alongside such a rundown building which is in a state of near on collapse. I feel soon there will be a real structural danger due to instability of the roof and walls.

We also have had the property advertised on Rightmove.co.uk which is the number 1 property portal. We have attached the Client report to this email. This report shows the date it was loaded onto the website and the 'click through' rate.

We haven't a specified viewing sheet for the property as perspective purchaser have been visiting the site simply by walking around the building with our brochure in hand and making general enquiries through the office. We have had many people enquiring looking for office /garage use but no one as yet has made any offers.



Director: Jan Haines
Registered in England No: 4688863
Registered address: 7 Elm Grove, Hayling Island, Hampshire, PO11 9EA
VAT Registration No: 811 9793 11

We feel the site would benefit from the new proposal of new flats which obviously are in high demand for first time buyers or perhaps investors. It certainly would benefit any development as the current condition of the 'property' has greatly deteriorated and will soon if not already have pest infestations. Surely now, it is in the public and council's best interest to look at the planning proposals and allow an upgrade of the site to bring the site area in line with the general good appearance of Hayling's main shopping centre.

Please call or write to this office if you require any more information regarding this property.

Yours sincerely



Jan Haines – Director
Geoff Foot Estate Agents

Geoff Foot Estate Agents Client Report - Tuesday 12 May 2015



Geoff Foot Estate Agents, Hayling Island
7 Elm Grove, Hayling Island, PO11 9EA
Tel: 0238 209 2143
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3, Elm Grove, Hayling Island, PO11 9EA



Offers in Region of £125,000

Land

Elm Grove, Hayling Island, PO11

Situated in the heart of Mengham, close to all shops and amenities. This has been the base of Gridleys Printers for a number of years but is now offered with vacant possession.

First loaded on **Saturday 07 June 2014**. Last update: **Friday 25 July 2014**.

Currently displayed with: 3 photographs.

To view your property online visit:
www.rightmove.co.uk/property/46726436.

Rightmove Performance Data	Last 7 days	
[green ▲ = above average red ▼ = below]	Your Property	Branch Average
Property Advert seen in search results this many times:	2169 ▲	1132
Number of times a searcher clicked through to see more details:	104 ▲	42
Click through rate*:	4.8% ▲	3.7%
Number of extra detail views**:	79 ▲	47
* CTR - Click through rate is a key indicator of your property's advertising effectiveness on Rightmove. Measured as a percentage, it represents the number of click through's from a property summary view (e.g. the property advert) to the actual property details. ** Extra detail views is the number of times your full property details get seen, outside of the normal click through from your property advert. Please visit www.rightmove.co.uk/property-to-you for more information.		

For questions or comments, please contact Geoff Foot Estate Agents on 0238 209 2143.



Geoff Foot Estate Agents advertise on Rightmove.co.uk, the UK's number one property website. More than 4.9 million home hunters view over 444 million page views per month on Rightmove. Over 20,000 members advertise over 1,120,000 properties for sale or rent in the UK and Overseas.

North Boundary



West Boundary.

