

27, Nutbourne Road
Hayling Island
Hampshire
PO11 9 RU

Proposed New Single Storey Dwelling Replacing 3 no. Existing Caravans

**Supporting Evidence Demonstrating Historical
Advertising, Marketing and Associated Timeline**



**PGP Architects
Havant
March 2015**

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1.0 Background

Following a pre-planning enquiry (20/11/2013) and subsequent officer response in January 2014, a detailed planning application was lodged for the development of 2 no. Chalet Style dwellings. This was subsequently withdrawn in December 2014.

A meeting was held with David Eaves and Gavin Stoneham on 3rd December 2014 where it was agreed that a more comprehensive and cohesive supporting document be prepared to demonstrate adequate attention has been paid to the relevant issues surrounding the case. In addition, the proposal has now been amended to provide 1 no. bungalow set further back from the eastern boundary.

Reference has been made to the poor quality of some of the documents contained within this report. Unfortunately, since some of the information has been photocopied from originals which have gone out of print, there is little that can be done to remedy this concern.

In addition, the local authority has requested further detailed information on the potential purchasers listed in the research. The agents – Foot on Hayling Island – are not prepared to release additional details in writing which they believe would be contrary to the purchaser's interests. However, if the planning officer would like to contact them during their consideration of this application they may be able to assist in some way.

The proposal relies on justifying the loss of Tourism facilities. In addition, it was suggested that the site, in design terms, was overdeveloped and contradicted the existing character of the area. A redesign offering a single dwelling would be more likely to be acceptable if the following criteria can be satisfied:

A. The change of use or development of land or premises currently or last used for tourism purposes to non-tourism uses will only be permitted where it has been demonstrated that the land or premises are not fit for purpose and financially unviable for any tourism use.

Refer Section 6

B. For both employment and tourism sites this shall be demonstrated through an active and exhaustive marketing process covering at least 12 months.

**We can offer an overall period of 310 days – Marketing for Sale
We can also offer 3 years marketing for Holiday Lettings.**

C. Confirmation by the marketing agent on headed company paper that the premises were appropriately and extensively marketed for the required length of time as set out by the council.

Attached within this response under section 4.

D. Dated photographs of marketing board/s of an appropriate quality, size, scale, location and number, during this time, on the premises.

While we can offer photographs of site marketing boards, these are undated. However, we have included written confirmation from the acting Estate Agent – Geoff Foot – regarding dates of the board positioning within Section 2.

E. An enquiry log, how it was followed up and why it was unsuccessful.

Refer Section 7 – unsuccessful due the site not having the benefit of 12 months annual occupancy, therefore unmortgageable.

F. A copy of all advertisements in the local press and trade journals (should be at least four weeks' worth of advertisements spread across a six month period).

Two months – August 2012 and September 2012 – refer Section 4.

G. Evidence of marketing via the internet - Provided within Section 5



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T: 023 9247 4174
F: 023 9248 0253
DX 50055 Havant
www.havant.gov.uk

Mr M Hayward

Our Ref: GEN/13/00082
Direct Line: (023) 9244 6515
Ask For: Mr G Emerson
Email: planning.development@havant.gov.uk

07 March 2013

Dear Mr Hayward

Site Location: 27 Nutbourne Road, Hayling Island, PO11 9RU
Re: Proposed residential development

I am writing to you further to your enquiry received on the 29 January 2013 regarding the above address.

Having reviewed the planning history of the site I have been unable to locate any consent relating to the residential development of the land in question. Two applications were submitted in 2007 (refs 07/51657/003 and 07/51657/004), the former being withdrawn and the later refused and subsequently dismissed at appeal on grounds that the development of 8 flats would appear out of character with the area and would result in an un-neighbourly relationship with surrounding plots.

As noted in the Inspector's report of September 2008, the land in question is within an area of semi-rural feel very much characterised by holiday caravans and ancillary holiday based facilities. While notably smaller than the previously proposed flatted scheme, the proposed dwellinghouse/bungalow arrangement would, in my view, continue to remain at odds with the holiday caravan based character of the area and would appear at odds with the pattern of surrounding development.

I would also note that the proposed arrangement, in close proximity to existing tourism caravans (and the associated noise generated), would likely lead to undesirable living conditions for future occupiers of the site. While there is a general need for new housing, national policy stresses the importance of high quality design and the protection of living conditions of occupiers and in my view the small contribution towards meeting housing need would be outweighed by the negative aspects of the proposal.

For these reasons I am of the opinion that an application for a dwellinghouse or bungalow at the site in question would be contrary to the provisions of the National Planning Policy Framework 2012 and policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and would therefore be unlikely to receive officer support. As such I cannot recommend the submission of a planning application.

Notwithstanding the above in-principle objection to the scheme, I have included the following information for your reference:

Given the existing tourism based use of the plot, an application for the provision of a permanent dwelling(s) on site would be subject to policy DM3 of the Havant Borough Local



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0253
DX 50005 - Havant
www.havant.gov.uk

Mr P Galloway

Our Ref: GEN/13/01065
Direct Line: (023) 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk

09 January 2014

Dear Mr Galloway

Site Location: 27 Nutbourne Road, Hayling Island, PO11 9RU
Re: Proposed Residential Development

I am writing to you further to your enquiry received on the 20 November 2013 regarding the above address.

The main issues in relation to the proposed development are considered to be:

1. The principle of residential development
2. The loss of tourist accommodation
3. The impact on the character and appearance of the area
4. Flood risk issues
5. Developer contributions requirements

1. The principle of residential development

The site is located in the urban area as defined by the Havant Borough Local Plan Proposals Map where residential development is acceptable in principle subject to other development control criteria which are considered below.

2. The loss of tourist accommodation

Policy DM3 relates to the 'Protection of Existing Employment and Tourism Sites'. The site is currently used for holiday let mobile homes.

The policy states:

The change of use or development of land or premises currently or last used for tourism purposes to non-tourism uses will only be permitted where it has been demonstrated that the land or premises are not fit for purpose and financially unviable for any tourism use.

For both employment and tourism sites this shall be demonstrated through an active and exhaustive marketing process covering at least 18 months for a major site and 12 months for all other sites.

Planning Application Response of Planning Policy

Application No:	APP/14/01003
Site Address:	27 Nutbourne Road, Hayling Island
Development:	Construction of 2 No. 3 bed chalet style dwellings with parking and access from Nutbourne Road.
Case Officer:	Mr D Eaves
Comments by:	Gavin Stonham
Date of Comments:	30 October 2014

Comments:

The Local Plan is now comprised of the Core Strategy (2011) and the recently adopted Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

This application relates to construction of two new dwellings within the existing urban area of Hayling Island. The site is a triangular-shaped area of land forming part of a larger caravan park and is currently occupied by three static caravans. The proposal is to replace these three caravans with 2 No. three-bedroom permanent detached dwellings.

Promoting Havant Borough's economy

Core Strategy policy CS5 (Tourism) states that development proposals that safeguard existing tourism facilities including caravan parks will be favourably considered. It is my understanding that the caravans on the site are subject to a limited occupancy restriction. If that is the case then they currently provide a tourism function rather than a permanent dwelling. The loss of three existing caravans would therefore constitute an albeit slight reduction in accommodation available to tourists but could nevertheless be viewed as having an adverse impact on the area's tourism economy and one which could set a precedent for further changes of use (see below).

The aerial photographs of the site supplied as part of the Design and Access Statement clearly show the area around the site to be characterised by mobile home tourist accommodation. One of the aerial photographs accompanying the application shows the location of a number of permanent residential dwellings on the edge of and within the caravan park however these dwellings are a minority form of development in this area; the proposed development would therefore be out of character, particularly considering the site's prominent location on a corner plot adjacent to the main road and would set precedent for further changes of use on other sites which would be harmful to the area's open and semi-rural character.

Core Strategy Policy DM3 (2) (Protection of Existing Employment and Tourism Sites) is of particular relevance to this application. This states that:

'The change of use or development of land or premises currently or last used for tourism purposes to non-tourism uses will only be permitted where it has been demonstrated that the land or premises are not fit for purpose and financially unviable for any tourism use'.

2.00

Dated photographs of marketing boards of an appropriate quality, size, scale, location and number, during this time, on the premises.

Photographs of the marketing board (1 no.) – as provided by Foot Estate Agents – are illustrated below. This was erected during June 2012, and removed in May 2013. **(Attached Letter from Foot Estate Agents (below) confirms this, along with detailed dating within timeline section (below)).**





3.00

An enquiry log, how it was followed up and why it was unsuccessful.

Foot's original letter (dated August 2013, reconfirmed on 28th January 2014), refers to 3 enquires (property for sale) which failed due to mortgage requirements not able to be met, due to the site not having the benefit of a 12 month occupancy opportunity.

They are claiming that any more information regarding names address etc would fall foul of the DATA Protection Act, and said the Local Authority should know that they have provided the information requested in the original letter.

Dates of enquiries: 3 viewings – no procedures 2012-2013

4.00

A copy of all advertisements in the local press and trade journals (should be at least four weeks' worth of advertisements spread across a six month period). – We have achieved 8 weeks advertising over 6 months

The majority of marketing (both to let and for sale) has been national rather than simply local via the internet. The value for sale has been determined by Foots to be realistic. – Section 5 refers.

Copies of all available advertisements are attached below as follows:

A. Foot Estate Agents – 310 days (55 days short in terms of local Policy requirements).	FOR SALE	June 2012 to May 2013
B. Hayling Islander – (Monthly Journal)	FOR SALE	August and September 2012
C. Hayling Trader - (Monthly Journal)	FOR SALE	August and September 2012
D Right Move:	FOR SALE	



GEOFF FOOT
Estate Agents Ltd.



7 Elm Grove • Hayling Island
Hampshire • PO11 9EA
Tel : 023 9246 1666 • Fax: 023 9246 1661
www.geofffoot.co.uk
email: sales@geofffoot.co.uk

Mr & Mrs D Hayward
27 Nutbourne Road
Hayling Island
Hants
PO11 9RU

Ref: JH1

28th January 2014

Dear Mr & Mrs Hayward

RE: Site, 27 NUTBOURNE ROAD, HAYLING ISLAND, HANTS, PO11 9RU.

Just to confirm that we placed the above property on the market for sale for you on the 28th June 2012. We marketed at £195,000 and we advertised the Site regularly in the Hayling Trader magazine and in the Hayling Islander. It was also marketed via Rightmove, the leading Internet Property web site. We reduced the asking price to £185,000 in August 2012. Unfortunately, we still had little interest with only 3 viewings in total up to when the Site was withdrawn off the market a few months later.

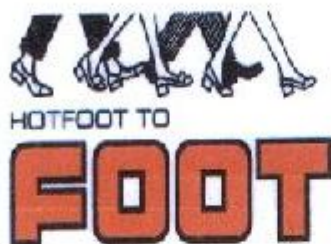
Please call the office if you wish to discuss anything further.

Kind Regards

Jan Haines - Director
GEOFF FOOT ESTATE AGENTS LTD



Directors: Jan S. Haines, Mr J. Haines
Registered in England No. 4688863.



*Your copy
please keep
Draft*

GEOFF FOOT Estate Agents Ltd.

7 Elm Grove • Hayling Island
Hampshire • PO11 9EA
Tel : 023 9246 1666 • Fax: 023 9246 166
www.geofffoot.co.uk
email: sales@geofffoot.co.uk

27, NUTBOURNE ROAD, HAYLING ISLAND, HAMPSHIRE PO11 9RU



£195,000 Freehold Site

Geoff Foot Estate Agents are delighted to offer this Freehold site in South East Hayling with Three Mobile Homes. Main features include:-

**THREE MOBILE HOMES
ALL WITH TWO BEDROOMS
MAIN DRAINAGE
AND SEWERAGE**

**DOUBLE GLAZING
CALOR GAS TO ALL HOMES
COMMUNAL GROUNDS
BRICK BUILT STORAGE SHED
TWO METAL STORAGE UNITS**



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

Best Price Guide

Sort by: price, bedrooms

2 properties in PO11 9RU marketed by all agents on Rightmove from 21-02-2011 until 23-05-2013 | [Change criteria](#)Include Sold Price History ☒☐ Select**£260,000**4 bedrooms | Detached
Nutbourne Road, Hayling Island

Marketed from: 27-04-2013 to 29-08-2013 (125 days)

Archived

Sold STC: A detached, 4 bedroom family house with double garage, gas heating and UPVC double glazing in need of internal re-decoration and modernisation.

[Extra pictures, Floorplan and map available](#)

Marketed by Milers of Hayling, Hayling, Telephone: .

Hide Summary: ☐Sold Price History: 27 Aug 2013: £244,000 [Show](#) ☒☐ Select**£185,000**| Mobile Home
Nutbourne Road, Hayling Island, PO11

Marketed from: 28-06-2012 to 04-05-2013 (310 days)

Invisible

Freehold Site in South East Hayling with Three Mobile Homes, all with Two Bedrooms. Main drainage and sewerage. Color Gas to all homes. Communal grounds. Brick built Storage Shed and Two Metal Storage Units.

[Extra pictures and map available](#)

Marketed by Geoff Foot Estate Agents, Hayling Island, Telephone 0238 209 2143 (BT 4p/min).

Hide Summary: ☐

pages:

previous 1 next

[back to criteria](#)[build report](#)[more sold prices](#)

Sold Price History

The sold price history information is provided by Her Majesty's Land Registry and the Registers of Scotland and is matched to Rightmove properties by house number and full postcode. Please note there is not always a match.

© Crown copyright material is reproduced with the permission of Her Majesty's Land Registry (HMLR). This material was last updated on 01 May 2014. It covers the period from 03 January 1995 to 31 March 2014.

How can I use this information? This information is intended for research purposes only. Land registry will not permit the use of individual house price information to be re-used commercially. You should not use the information for commercial purposes nor must you copy, distribute, sell or publish the data in anyway.

Disclaimer - Rightmove.co.uk provides this Land Registry data 'as is'. The burden for fitness of the data lies completely with the user and is provided for informational purposes only. No warranty, express or implied, is given relating to the accuracy of content of the Land Registry data and Rightmove.co.uk does not accept any liability for error or omission.



Geoff Foot Estate Agents advertise on Rightmove.co.uk, the UK's number one property website. More than 4.5 million home hunters view over 444 million page views per month on Rightmove. Over 20,000 members advertise over 1,123,000 properties for sale or rent in the UK and Overseas.

5.00

Evidence of marketing via the internet.

We are able to offer evidence regarding marketing through the internet via the receipts for this internet marketing over a three year period

<u>Invoice No.</u>	<u>Date</u>
297	15/10/2010
433	01/10/2011
542	01/10/2012

In addition, the following advertising has been identified:

1. Internet – 19th November 2014 – For Holidays – **No response**
2. Internet – 27th April 2014 – For Holidays – **No response**
3. Foot Estate Agents – June 12 – May 13 – For Sale – **Unsuccessful**
4. In parallel via Internet – For Sale – August 2012 for 310 days:

RightMove
BestPrice Guide

5. Also for Sale (arranged by Foot Estate Agents):

Thomson Local
Hayling Island Trader
Hayling Islander – 3 viewings not proceeded with.

Evidence illustrated below:

- A. Receipts for Internet Display (3 documents)
- B. Internet Content (4 documents)



Invoice

RED CLOUD Ltd.

10 Canalot Studios, 222 Kensal Road, London W10 5BN

Invoice To: Hayward Holidays

27 Nutbourne Road, Sandy Point, Hayling Island, Hampshire PO11 9PF

Red Cloud Limited BACS details:

Account name: REDCLO Sort Code: 30-23-60 Account Number: 01522540

IBAN: GB14MIDL10234005569598 BIC: GIDLGB23

Job Title: Hayward Holidays Website, domain registration and upload

Invoice: 0297

Date: 15/10/2010

PO No: N/A

Client Contact: Mark Hayward

To design website, register domain name and server space for
Hayward Holidays - Hayling Island

£275.00

Total £275.00

24/10/ CHX 23



Invoice

RED CLOUD Ltd.
10 Canalot Studios, 222 Kensal Road, London W10 5BN

Invoice To: Hayward Holidays

27 Nutbourne Road, Sandy Point, Hayling Island, Hampshire PO11 9PF

Red Cloud Limited BACS details:

Account name: REDCLO Sort Code: 30 25 60 Account Number: 01322540
IBAN: GB14MIDL10234005569590 BIC: GIDLGB23

Job Title: Hayward Holidays Website, domain registration and upload

Invoice: 0433

Date: 01/10/2011

PO No: N/A

Client Contact: Mark Hayward

Update website and renew server contract. Re-upload amends and
author corrections.

£285.00

Pay Cheq No 31

Total £285.00



Invoice

RED CLOUD Ltd.

10 Canalet Studios, 222 Kensal Road, London W10 5BN

Invoice To: Hayward Holidays

22 Nutbourne Road, Sandy Point, Hayling Island, Hampshire PO15 9PF

Red Cloud Limited BACS details:

Account name: REDCLO Sort Code: 30-23-60 Account Number: 01322540

IBAN: GB14MIDL10234005569590 BIC: GIDLEG23

Job Title: Hayward Holidays Website, domain registration and upload

Invoice: 0542

Date: 01/10/2012

PO No: N/A

Client Contact: Marc Hayward

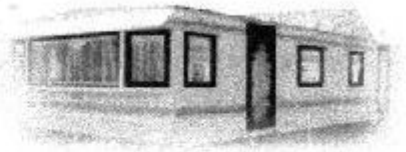
Re-design Hayward Holidays website into Adobe Muse and
install updated SEO. Renew web hosting services and add
new photos

£295.00

PAID CASH 2/10/12

Total £295.00

HAYWARD HOLIDAYS



ATTRACTIONS

Close to Hayling Island is the beautiful cities of Portsmouth and Chichester and the New Forest so excursions are highly recommended.

A short drive off the island will have you shopping in some of the most modern shopping centres, viewing 1800 year old mosaics, visiting a stunning cathedral amongst many other places of interest.



Suggested nearby attractions include:

- Chichester Cathedral
- Fishbourne Roman Palace
- Glorious Goodwood
- Portsmouth
- D-Day Museum
- New Forest
- Port Solent/UCI Cinema

HAYWARD

HOLIDAYS



Hayling Island, Norfolk, England

NEARBY FACILITIES

With plenty to see and do nearby you won't be short of things to keep you and the whole family occupied on your holiday.

Hayling is a beautiful island full of history and beautiful landmarks.

Famed for it's beautiful beaches and views across the Solent your stay will be a relaxing and memorable one.



Suggested nearby facilities include:

- Five Minutes Walk to a Blue Flag Beach
- Five Minutes Walk to Shops and Marina
- Golf Course
- Windsurfing
- Five Minutes to the Hayling Island Sailing Club
- Fishing
- Boating

HAYWARD HOLIDAYS



WELCOME TO HAYWARD HOLIDAYS

We have three privately owned caravans on a small site and pride ourselves on cleanliness and hope you have an enjoyable stay.

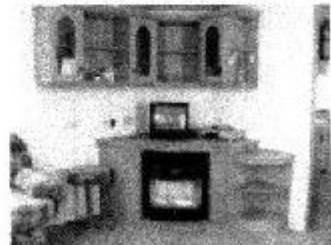
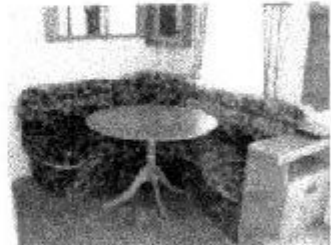
All our caravans are spacious and modern with 1 double bedroom and 1 twin bedroom.

A further 2 beds are available in the lounge area.

All caravans have hot and cold water, fully equipped shower room and fitted kitchen.

Cutlery, kitchen utensils, duvets, pillows and bedding are provided. Colour TVs and microwaves are standard.

[Click here for directions to the Caravan Park: DIRECTIONS](#)



HAYWARD HOLIDAYS

First class holiday accommodation in the heart of Hampshire



HOW TO FIND US - MAP

Hayling Island is signposted off the A3M

Take Eastbound A27 for just over 1 mile,
leave the A27 at Havant, turn off and take
the A3023 to Hayling Island.



[View Larger Map](#)

For more information or to book your holiday, please contact us on 01329 810000 or visit our website at www.haywardholidays.co.uk

Hayward Holidays Ltd
Unit 1, The Hayling Island Centre
Hayling Island, Hampshire, PO25 7LJ

6.00

Viability

Attached overleaf are the marketing statements from Foot Estate Agents in connection with Letting the property concerned, followed by internet content and hard copy details of the properties.

We have also attached the applicant's profit and loss details over a 3 year period covering 2010 – 2013. Please note that this information is confidential and not available for public consumption.

It should therefore be redacted prior to any public consultation/notification.

Due to the extensive marketing over a number of years, as demonstrated, both in terms of holiday lets and For Sale of the site, it draws us to conclude that anyone else would be similarly unlikely to make a success of this site with its limited size, limited facilities, and general declining appeal of caravanning in the UK, particularly in this area of Hayling Island.

The site is currently used for caravans and has been marketed for holiday lets during the months of March through to the end of December. Over the last four years, sales have declined despite advertising on the Internet and mails hitting previous holidaymakers. The applicant has received only had six bookings in 2013 for holidays, with none in 2014.

Larger operators attract customers through expensive advertising. In addition, facilities offered on site – such as swimming pools, night clubs, entertainment and bars – might well be more attractive to the market. It would not be feasible to offer such facilities on our small site, with 3 caravans.

This can be confirmed by typing Hayward Holidays into Google which will bring up a listing for us on Hayling Island. The applicant no longer considers maintaining a Website viable as this has been an added expense/burden.

GEOFF FOOT LETTINGS

Tel: 02392 460 899

7 ELM GROVE, HAYLING, PO11 9EA - www.geofffoot.co.uk

Mark Hayward
27 Nutbourne Road
Hayling Island
PO11 9RU

Reference: Holiday lets

14th February 2014

Dear Mr & Mrs Hayward

Re: Caravan lets at 27 Nutbourne Road, Hayling Island, PO11 9RU

In my opinion these caravans will struggle as holiday lets due to the lack of holiday makers and facilities on site

I have had 1a Haven Road for four years and only had one holiday let 28th April 2012 for 1 week.

I have had a lady stay for three month between July 2011 and October 2011 due to work in the area

I then had two gentleman rent the caravan for six month again for gas works in the area and lastly two sharers have just vacated after three months due there contract finishing for work in the area

I also marketed three units on Haven Road last summer and did not manage a single holiday let.

Caravan sites with no or little facilities struggle to fill during the summer months and I think would better off letting full time, the only issue being they only have eight to ten month leases which tenants do not like as they are always moving which costs money

Regards



Mark Rolfe

27 NUTBOURNE ROAD, HAYLING ISLAND, HAMPSHIRE PO11 9RU

The accommodation comprises:

Twin gated entrance leading to site with Three Mobile homes.

MOBILE HOME No 1:

Atlas Mirage Super: 35'0" x 12'0" 4 years old (approx.).

Lounge Area: with gas fire, cupboards and units. Dining area.

Kitchen Area: with sink, gas cooker, wall and base cupboards. Fridge.

Separate WC.

Boiler cupboard.

Bedroom 1: Double wardrobe and bedroom units. Double bed unit. En-suite shower room.

Bedroom 2: Wardrobe and wall cupboard. Twin beds.

MOBILE HOME No 2:

Granada: 32'0" x 12'0" 12 years old (approx.).

Hallway with cupboard housing boiler and storage.

Lounge Area: with settee and fireplace unit. Wall cupboards.

Dining Area: wall units.

Kitchen: with gas hob and oven. Sink unit. Fridge. Wall and base cupboards and drawers.

Shower room: Working as en-suite for:

Bedroom 1: Double bed unit. Dressing table. Wardrobes and display shelving.

Bedroom 2: Twin beds. Wardrobe and wall cupboards.

MOBILE HOME No 3:

Approximately 9 years old

Lounge Area: with fireplace and units.

Kitchen Area: with Fridge/Freezer. Gas hob and oven below. Wall and base cupboards and drawers.

Dining Area.

Bedroom 1: Double bed unit. Wardrobes. Wash hand basin. En-suite shower and wc.

Bedroom 2: Twin beds with wardrobes and cupboards.

Separate Bathroom: with incorporated shower over. Wc. Wash hand basin.

Radiators and double glazing.

OUTSIDE

Communal grounds with washing line.

Brick built **Storage Shed** with automatic washing machine and sink unit.

Two Metal Storage units.

10 month Licence from 1st March to 31st December.

Main drainage and sewerage.

Calor gas to all Mobile Homes.

Agents note:

These particulars are thought to be correct though their accuracy is not guaranteed and they do not form part of any contract.

All measurements are approximate

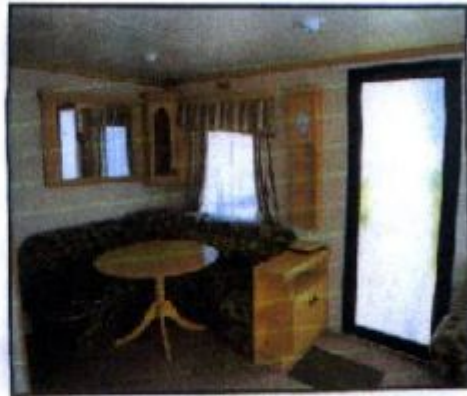
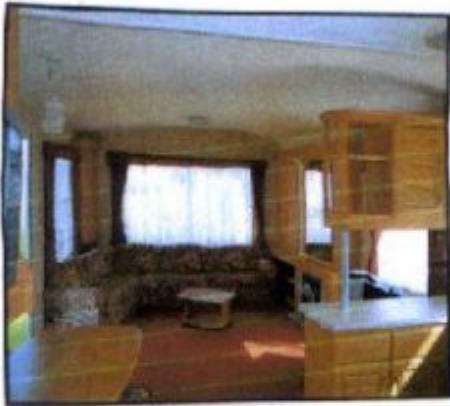
VIEWING BY APPOINTMENT THROUGH GEOFF FOOT ESTATE AGENTS LTD (023 92461666)

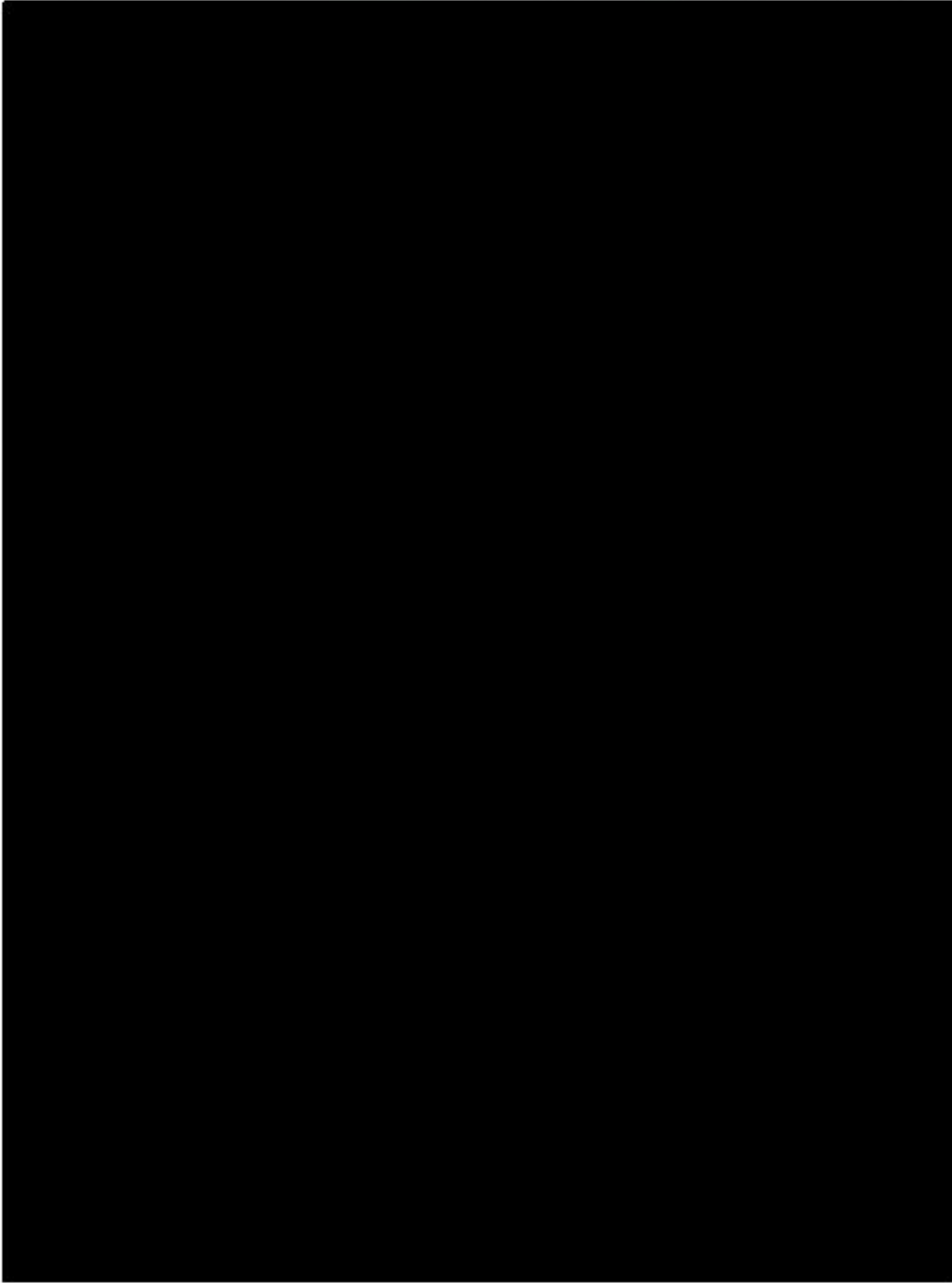
Considering Selling?

Free up to date valuations

If you require mortgage advice please contact the office and we can provide you with details.

27, NUTBOURNE ROAD, HAYLING ISLAND, HAMPSHIRE PO11 9RU





7.00 **Time Line**

DATE	HOLIDAY LETS	PROPERTY FOR SALE
2010		
JAN 1 - DEC 31	WEBSITE ADVERTISING HOLIDAY LETS	
2 March	LETTER AND PRICE LIST SENT TO PREVIOUS HOLIDAY MAKERS	
2011		
JAN 1 - DEC 31	WEBSITE ADVERTISING HOLIDAY LETS	
Mar 4	LETTER AND PRICE LIST SENT TO PREVIOUS HOLIDAY MAKERS	
2012		
JAN 1 - DEC 31	WEBSITE ADVERTISING HOLIDAY LETS	
Feb 25	LETTER AND PRICE LIST SENT TO PREVIOUS HOLIDAY MAKERS	
28 june - 31 dec		SITE ADVERTISED FOR 195K IN FOOTS ESTATE AGENT FRONT WINDOW
28 june - 31 dec		SITE ADVERTISED ON INTERNET VIA RIGHT MOVE
28 june - 31 dec		BOARD PLACED OUTSIDE PROPERTY ADVERTISING FOR SALE
August		PRICE REDUCED BY 10K
September		ADVERT HAYLING TRADER
October		ADVERT HAYLING TRADER
2013		
JAN 1 - DEC 31	WEBSITE ADVERTISING HOLIDAY LETS	
JAN 1 - 4 MAY		SITE ADVERTISED ON INTERNET VIA RIGHT MOVE
JAN 1 - 4 MAY		BOARD OUTSIDE PROPERTY ADVERTISING FOR SALE
Mar 15	LETTER AND PRICE LIST SENT TO PREVIOUS HOLIDAY MAKERS	
28 October	Stopped Using Website to advertise	
2014		
18 March	LETTER AND PRICE LIST SENT TO PREVIOUS HOLIDAY MAKERS	

2010

Jan1toDec31

WEBSITE	ADVERTISING	HOLIDAY	LETS
---------	-------------	---------	------

March2

LETTER AND PRICE LIST SENT TO PREVIOUS HOLIDAY MAKERS

2011

Jan1toDec31

WEBSITE	ADVERTISING	HOLIDAY	LETS
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March4

LETTER AND PRICE LIST SENT TO PREVIOUS HOLIDAY MAKERS

2012

Jan1toDec31

WEBSITE	ADVERTISING	HOLIDAY	LETS
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February25

LETTER AND PRICE LIST SENT TO PREVIOUS HOLIDAY MAKERS

June28to31Dec

SITE ADVERTISED FOR 195K IN FOOTS ESTATE AGENT FRONT WINDOW

June28to31Dec

SITE	ADVERTISED	ON	INTERNET	VIA	RIGHT	MOVE
------	------------	----	----------	-----	-------	------

June28to31Dec

BOARD	PLACED	OUTSIDE	PROPERTY	ADVERTISING	FOR	SALE
-------	--------	---------	----------	-------------	-----	------

August

PRICE	REDUCED	BY	10K
-------	---------	----	-----

September

ADVERT	HAYLING	TRADER
--------	---------	--------

October

ADVERT	HAYLING	TRADER
--------	---------	--------

2013

Jan1toDec31

WEBSITE	ADVERTISING	HOLIDAY	LETS
---------	-------------	---------	------

Jan1to4May

SITE	ADVERTISED	ON	INTERNET	VIA	RIGHT	MOVE
------	------------	----	----------	-----	-------	------

Jan1to4May

BOARD	OUTSIDE	PROPERTY	ADVERTISING	FOR	SALE
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Mar15

LETTER AND PRICE LIST SENT TO PREVIOUS HOLIDAY MAKERS

October28

Stopped Using Website to advertise

2014

March18

LETTER AND PRICE LIST SENT TO PREVIOUS HOLIDAY MAKERS

Section 8.00 – ENQUIRY LOG

- **Refer section 4: letter from Foot 28th January 2014**
-
- **3 Viewings (unsuccessful) – call for details**
-
- **Refer section 5: Evidence of lack of success**
-
- **Refer section 6: letter from Foot 14th February 2014**

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18



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Business Directory the best resource for finding Caravan Park listings in the

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www.yelp.co.uk/hayward-holidays-hayling-island
Hayward Holidays Hayling Island reviews by real people. Yelp is a fun and easy way to find, recommend and talk about what's great and not so great in Hayling.

Hayward Holidays, Hayling Island, Hampshire, United ...

www.accommodationone.co.uk/Hayward-Holidays-Camping-Hayling
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Hayward Holidays - Hayling Island Business Pages - Opendi
hayling-island.opendi.co.uk/751524.htm

Hayward Holidays in Hayling Island with phone number 02392466822, address and interactive map. Call Hayward Holidays now, free of charge or write a review.

Hayward Holidays, Hayling Island, 27 Nutbourne Road

hayling-island.open.co.uk/hayward-holidays-16175819.html
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This is the business telephone for Hayward Holidays running on 27 Naboune Road, Hayling Island, Hampshire, PO11 9RU. Be aware this number is listed as

1 2 3 4 5 6 7 8 9 10 Next