

Geoff Foot Estate Agents Client Report - Monday 13 August 2012



Geoff Foot Estate Agents, Hayling Island
7 Elm Grove, Hayling Island, PO11 9EA
Tel: 0843 314 7053
Fax: 0239 246 1661
Email: sales@geofffoot.co.uk

25, Nutbourne Road, Hayling Island, PO11 9RU



£195,000

Mobile Home

Nutbourne Road, Hayling Island, PO11

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

First loaded on Thursday 28 June 2012. Last update: Thursday 12 July 2012.

Currently displayed with: 9 photographs.

To view your property online visit:

www.rightmove.co.uk/property/38416166.

Rightmove Performance Data [green ↑ = above average red ↓ = below]	Last 7 days		Last 14 days	
	Your Property	Branch Average	Your Property	Branch Average
Property Advert seen in search results this many times:	436 ↓	625	966 ↓	1343
Number of times a searcher clicked through to see more details:	25 ↓	26	66 ↑	58
Click through rate*:	5.7% ↑	4.2%	6.8% ↑	4.4%
Number of extra detail views**:	16 ↑	11	32 ↑	23

* CTR - Click through rate is a key indicator of your properties 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 0843 314 7053.



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.



GEOFF FOOT
Estate Agents Ltd.

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Re: 27 Nuthourne Road, Hayling Island Hampshire PO11 9RU

We inspected the property and recommended a marketing price of £220,000. The Haywards were keen to sell and offered the property for sale at £195,000.

We started to advertise the property for sale on 28th June, 2012. As a well respected and successful Estate Agent on the island we have found the following tools to be most successful in the sale of properties of this type.

Advertising in the Hayling Trader magazine and the Hayling Islander the property was advertised on the following dates: September, 2012 issue (copy advert attached) and August 2012

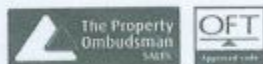
A valuable tool to any modern property buyer is the Internet. It was marketed throughout the time it was for sale via the Internet via Rightmove.co.uk the leading Internet property website as well as our own website www.geofffoot.co.uk. Attached copy of the Rightmove web page. We have also included the Best Price Guide listing that show that the property was advertised for a total of 310 days.

Due to the lack of interest it was decided to reduce the property to £185,000 on 24 August, 2012.

Our extensive marketing of the property and shopfront window prominence only generated 3 viewings. Although all viewings generated a positive feedback the following problems were experienced. Because the property is not mortgageable a potential buyer had to withdraw because they were unable to raise the sufficient funds to buy the property. We continued to market the property until May 2013 when it was finally withdrawn from sale.

We hope this information is helpful and should you have any queries please do not hesitate to contact us.


Geoff Foot Estate Agents



Directors: Jan S. Haines, Mr J. Haines
Registered in England No. 4688863.
Registered Address: 7 Elm Grove, Hayling Island, Hampshire PO11 9EA
VAT Registration No: 811 9793 11



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Ms D. Hayward,
76 Sandy Point Road,
Hayling Island,
Hampshire,
PO11 9RR

Our Ref JH/JF
14th August 2012

Dear Ms Hayward,

Re: 27 Nutbourne Road, Hayling Island, Hampshire PO11 9RU

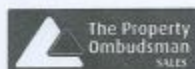
We write to inform you that your property is being advertised in the September/October issue of the Hayling Trader.

Your property is on our website and on Rightmove, and a copy of their report, showing the interest received from their site is enclosed.

Kind regards,

Yours sincerely,


Jan Haines - Director NAEA
GEOFF FOOT ESTATE AGENTS LTD.



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£246,000



One Bedroom Link Detached House. Jiner, Conservatory, Fitted Kitchen, Bedroom, Luxury Shower Room, Enclosed South Facing Rear Garden. Convenient Local Schools, Cops and Amenities.

£229,995



Central Hayling. Two Double Bedroom Semi-Detached Bungalow. Spacious Lounge/Diner, Fitted Kitchen, Bathroom, Attached Garage with Long Driveway, West Facing Rear Garden in Excess 63' (Approx). No Forward Chain.

£125,000



Two Bedroom First Floor Maisonette in West Town. Spacious Open Plan Lounge/Kitchen Area, Bathroom, Double Glazing, Gas Heating System, Roof Top Views, Allocated Parking, No Forward Chain, Internal Viewing Recommended.

£99,950



Spacious one bedroom retirement apartment in South West Hayling. Ground Floor, Lounge, Kitchen, Bathroom, Double glazing, Communal Grounds, Retirement facilities, Internal viewing recommended.

£89,995



Detached Four Bedroom Bungalow in South West Hayling. Two Reception Rooms, Spacious Kitchen, Bathroom, Double Glazing, Electric Heating System, Communal grounds and retirement facilities available. View now!

£80,000



One bedroom 1st floor retirement flat in South West Hayling. Lounge/Diner, Bathroom, Kitchen, Double Glazing, Electric heating system, Communal grounds and retirement facilities available. View now!

£169,995 Leashold



Spacious One Bedroom Apartment in Retirement Complex Built 2008. Lounge with Double Aspect, Fitted Kitchen with Views, Shower Room, Just back from Seaford. Communal Facilities, Security Entrance and Manager Alert, Pleasant Views to Hayling Bay and Seaford.

£515,000



Just back from Seaford. FourFive Double Bedroom Detached Residence offering superb views over Promenade, Hayling Bay to I.O.W. En-Suite and Dressing Room to Master Bedroom, Lounge/Diner, Kitchen / Breakfast Room, Attached Garage/Utility, Well Maintained Gardens, Extensive South/West facing Balcony and Patio with Views, Early Viewing Recommended!

£79,000



One bedroom house in Mengham, schools, shops and all amenities, Kitchen, Bathroom, Double glazing, Enclosed rear garden, Internal viewing recommended.

£199,500



South East Hayling just back from Seaford. Two Bedroom Semi-Detached Chalet Bungalow, Lounge, Dining Room, Spacious Kitchen, Sun Lounge, Double Glazing, Gas Heating System, Attached Garage with Long Driveway, Rear Courtyard, Internal Viewing Recommended.

£299,950



Deceptively Spacious Five Bedroom Detached House Convenient Sailing Club and Seaford, Three Reception Rooms, Kitchen, Downstairs Shower Room, Family Bathroom, En Suite, Attached Garage, Driveway, West Facing Rear Garden, Well Presented.

£430,000



Detached Residence in West Hayling offering rural and coastal aspect, Access to Private Langstone Harbour Foreshore, Four Bedrooms, Master with Balcony with Sea Views, Fitted Kitchen, Breakfast/Utility Room, Shower Room/Wc, Family Bathroom, Garage and Driveway, Detached Office/Study, Beautiful Gardens!

£99,500



Low in lasty line, South Hayling, age, Dining area, Kitchen, Bathroom, Large with spacious Workshop area, rear garden, Driveway, Communal, No Forward chain!

£279,995



Detached Four Bedroom Bungalow in South East Hayling, En-Suite, Lounge, Kitchen/Breakfast Room, Family Bathroom, Utility & Cloakroom, Attached Garage, South Facing Garden Area, Internal Viewing Recommended.

£69,950 Leashold



One Bedroom First Floor Retirement Apartment in West Hayling, Lounge/Diner, Kitchen, Bathroom, 24 Hour Careline, Security Entry System, Electric Heating System, Parking, Communal Gardens and Facilities, No Forward Chain.

£339,995



Detached Three Bedroom Bungalow in South Hayling, Lounge, Dining Room, Kitchen, Cloakroom, Sun Lounge, Family Bath/Shower Room, Double Garage, Gas Heating System, Double Glazing, Rear Garden 57' X 55' Approx, No Forward Chain.

£59,995



5 bedroom chalet house in North Hayling, En-Suite, Lounge, Kitchen, Bathroom, Double Glazing, Electric Heating System, Attached Garage, 1 south facing rear garden, 1st road and rail links, 10 recommended!

£135,000



Three bedroom ground floor flat just back from seaford with residential beach access, Lounge, Kitchen, Bathroom, Double Glazing, Driveway and own front garden, Ideal FTB or investment, No Forward chain!

£99,950



Two bedroom and of terrace house in South East Hayling, Convenient to shops and seaford, Lounge, Kitchen/breakfast room, Shared freehold, Gardens, Parking, No Forward chain!

£185,000



Freehold Site with three Mobile Homes located in South East Hayling, All with two Bedrooms, Lounge, Kitchen and Bath or Shower Rooms, Wc, Mains drainage and sewerage, Color Gas supplied, Communal grounds and storage, Well presented, 10 month Licence.

Best Price Guide

Sort by: [price](#) | [bedrooms](#)2 properties in PO11 9RU marketed by all agents on Rightmove from 21-02-2011 until 22-05-2013 | [Change criteria](#)Include Sold Price History ☒**£260,000****Archived**4 bedrooms | Detached
Nutbourne Road, Hayling Island

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

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 Millers of Hayling, Hayling. Telephone .

☐ SelectHide Summary: ☐Sold Price History: 27 Aug 2013: £244,000 Show: ☒**£185,000****Invisible**| Mobile Home
Nutbourne Road, Hayling Island, PO11

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

Freehold Site in South East Hayling with Three Mobile Homes, all with Two Bedrooms. Main drainage and sewerage. Calor 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).

☐ SelectHide 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.

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