

PRIVATE & CONFIDENTIAL

Mr J Collins
Oxygen 56 Limited
28 Park Road
Twickenham
Middlesex
TW1 2PX

Dear Mr Collins

Re: **NORTH ARMS, MILLS LANE, WROXTON, BANBURY, OXFORDSHIRE, OX15 6PY**

I write with the regards to the above property to provide you with a written update as to current marketing proceedings.

Sidney Phillips were instructed on 7th September 2021 to market the Freehold interest of the property to the open market at an asking price of £295,000. At the time of instruction, the property was closed. The opportunity had always been marketed for continued public house use.

Commencing on the date of instruction, Sidney Phillips undertook a full marketing campaign with local, regional, and national exposure, in order to fully expose the opportunity to the market, which included:

- Entrance onto Sidney Phillips website:
 - o Details viewed 1240 times on our website
 - o PDF particulars downloaded 81 times
- Regular E-marketing campaigns sent out to registered buyers on our database.
- Sales details sent by post and email following direct enquiries.
- Entrance onto Daltons website.
- Entrance on to Zoopla website.
- Entrance on to Rightmove website.
- Entrance on to Landsite website.

- Entrance onto Businessforsale.com website.
- Entrance onto RightBiz.co.uk website.
- Entrance onto Morning Advertiser website.
- Regular social media advertising via Twitter, Instagram, Facebook, and LinkedIn.

From this Sidney Phillips arranged 15 viewings at the property, as detailed below:

Applicant	Feedback
1	Offer detailed below.
2	For Public House use, not perusing, layout doesn't work.
3	Looking to facilitate an Indian Restaurant. Not interested as didn't think it would suit.
4	Cancelled.
5	Residential use, too much work.
6	Residential use. Development. Needs a lot of work.
7	Residential use.
8	Public House use. Not interested, needs too much work.
9	No feedback provided.
10	Cancelled.
11	No feedback.
12	Cancelled.
13	Residential use. Offer below
14	No feedback.
15	Possible residential use. Still considering

To date, 2 offers have been received from 2 parties, as detailed below:

Applicant	Date	Offer	Notes
1	28 th October 2021	£325,000	Residential use without overage.
13	13 th December 2021	£350,000	Residential use, without an overage. Offer rejected.



I trust the contents of this letter are sufficient for your purposes but please do not hesitate to contact me if you require any additional information.

Yours sincerely
SIDNEY PHILLIPS



Robin Mence FAVLP
Managing Director