**From:** James [mailto:james@omlet.co.uk]
**Sent:** 13 July 2018 14:48
**To:** James Kirkham
**Subject:** The Old Malt House - 18/01158/F and 18/01159/LB

Dear James,

I understand there has been a new formal planning application to change the use of the Old Malt House to residential.

I would like to confirm our companies continued interest in purchasing the Old Malt House in Banbury for use as an office.

Omlet started in Wardington in 2004 and we have been growing steadily for many years.  We began searching for larger office premises in Banbury towards the end of May 2018. We have found that there are very few suitable office spaces in Banbury around 8,000 to 12,000 square feet - either for sale or rent.  The Old Malt House makes an excellent office because it has good parking, a good open plan working environment with a fantastic roof structure and is close to the town centre. Currently, our business is based in an out of town location.  We would prefer our office to be in the town centre as we feel this will make it easier to attract staff who can commute by foot, bus, train or cycle (without the need to rely on a car).  We currently have 30 full-time staff.

We first became aware of the Old Malt House around the 1st of June 2018.  We were shown around the property by Harvey from White Commercial on the 4th June 2018.

As mentioned early, we feel the building would make an excellent open plan office.  We have therefore made several offers to purchase the building.  We made an offer below the asking price, a second at the asking price and the third offer substantially higher than the asking price.  All were rejected. Our third offer is still open and we are ready to proceed with the purchase in a timely fashion and have the funds available.

The property was marketed for £750,000.  However, the seller has stated that they will only accept offers in excess of £1.8 million which is well above the reasonable market value of the property as offices and obviously above their marketed asking price.  They made it clear that they intended to file another planning application to turn the building into residential flats and were clearly not interested in pursuing a sale.

Let me know if you need any additional information.

Thanks,

James Tuthill

Tuthill Park

Wardington

Banbury

Oxfordshire

OX17 1RR



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