

KENNALL VALE MILL PONSANOOTH TRURO TR3 7HL

21 June 2002

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52 FORE STREET REDRUTH CORNWALL

Enclosed is a copy of my note of our telephone conversation of 19 June 2002.

The County Surveyor telephoned today to state that the legal documents for the wall re-alignment have not been found, but they are still looking.

I have yet to receive your statement of expenditure from November 2001→

I also need the list of the items you removed from the shop for safe keeping on 02 November 2001 in order to set out precisely where we stand in relation to the Potts tenancy.

I can find little wrong with my approximate area calculations nor any reason to revise my view of the residential redevelopment potential.

From your report of the visit of the estate agent (whose name you refuse to reveal!) he appears to agree with me.

He also thinks that a number of shops would not be a commercial proposition.

He also thinks that your schemes result in too small a shop.

He also regards one dwelling as the viable option. One house with two adequate bedrooms fits, or it is possible to design a three bedroom house with only one satisfactory bedroom.

Thus we have one house plus one flat plus one lock-up shop. A sensible estimate of the combined value when complete is £160,000

I do not agree with him that obtaining planning permission for the southern pedestrian entrance will be particularly difficult. If a Consent is given for two domiciles it is difficult to think of any reason against a rear access.

Perhaps he is telling you this in advance in order to have a reason for being unable to obtain the price he apparently quoted.



FAX 23.06 ✓

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