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Mr JM Hunt
Hilltop Cottage
36 Hollingsworth Lane
Epworth
North Lincs
DN9 9EY

28th April 2010

Dear Mr Hunt

Re: Local Occupancy Restrictions – Fylingthorpe

Further to our discussion, I can confirm that I have a number of people seeking to buy properties in the area including Fylingthorpe / Robin Hood's Bay. Buyers for properties in this area fall into two categories. The lower village predominately attracts tourists and second home owners, whereas the upper part of the village predominately attracts permanent residents, many of whom are people from within the parish and the neighbouring parishes, or people with a family link back to the village.

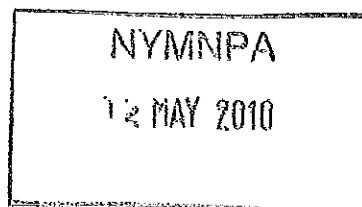
As we discussed, you will appreciate that due to the Data Protection Act I cannot give you names and addresses of people who have expressed an interest in buying in the area without obtaining their consent. Given the nature of your request I would not propose to approach them to seek such consent as I feel that it is impractical.

In practical terms, any new plots for building within this area will attract local occupancy restrictions and the buyer's solicitors will not allow their clients to buy a property that they couldn't use. This generally means a prospective buyer pre-qualifying with the National Park Authority on a conditional exchange of contracts.

Around a year or so ago, I personally looked at a small house about 3 doors up the street from your plot which cried out for development of a better house on a very attractive plot. Despite a depressed property market, the house sold before I could even get to see it, to a local couple and I tried to get to see it the first day it was publicly advertised!

If you have any queries regarding this please do not hesitate to contact me.

Yours sincerely



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