

ESTABLISHED 1860

Mrs G. Hymas  
 Raygill Cottage  
 Fox & Rabbit Holiday Cottages  
 Lockton  
 Pickering  
 North Yorkshire  
 YO18 7NQ

Our Ref: H/F/APW

28<sup>th</sup> August, 2012

Dear Gill

RE: FOX & RABBIT HOLIDAY COTTAGES, LOCKTON

Further to our conversation the other day I am pleased to provide you with a brief marketing overview of your property.

As you are aware the property has been on the market for nearly six years with the first viewing taking place on 21<sup>st</sup> October 2006. During that period of time your property has been advertised regularly, both locally and regionally in the Gazette and Herald, York Evening Press and the Yorkshire Post.

There have been a total of 73 viewings to date. Only one offer has been received, from a Mr and Mrs Hartley of Skipton, who agreed to pay £540,000. Unfortunately due to an unexpected employment change the buyers withdrew their offer in September 2010.

Having looked at the feedback from viewers, the most common reason that they haven't taken things further has been that the accommodation within the owner's/managers house is too small, that they cannot generate sufficient income from the holiday lets or that there is no flexibility in perhaps using a cottage to house a dependent relative or other family member.

If you have any queries please don't hesitate to contact me.

Kind regards

Yours sincerely

ANDREW WOOD B.Sc (Hons)  
 CUNDALLS

NYM/NPA  
 28 NOV 2012



15 Market Place, Malton,  
 North Yorkshire. YO17 7LP

Also at;  
 40 Burgate, Pickering,  
 North Yorkshire, YO18 7AU

In association with;  
 Cundalls RFAS  
 Reagarth Farm, Helmsley  
 North Yorkshire. YO62 5XH

