

Dolphin Land and Development Consultancy Ltd
Smith Bank House
Willbank Lane
Faddiley
Nantwich
CW5 8JG

FAO: Mr G Dinsdale, Director

PRIVATE & CONFIDENTIAL

17th June 2019

Dear Mr Dinsdale

RE: Potential Residential Development Opportunity – land off York Close, Gillow Heath

I refer to our recent meeting regarding the above and would like to confirm Humphries Builders Ltd interest in this site in principle, on the basis of the attached (or similar) housing proposal by White Ridge Architects for 35 dwellings, subject, of course, to our formal technical appraisal of the site being satisfactory and the sale price being reasonable.

As discussed, we are a Biddulph-based housebuilder and therefore local to the above site; we have been constructing properties in, and around, the area for over 30 years.

I understand that the site is presently being promoted by the Landowner as a suitable future housing allocation in the current SMDC Local Plan process. In spite of its current Green Belt status, I strongly agree that its development would appear to represent a logical infilling/rounding off of the Settlement Boundary. I also believe that, with appropriate landscaping and screening works being undertaken to its north and north eastern boundaries, the existing Biddulph Wastewater Treatment Works would not pose any significant constraints to the marketability of the site.

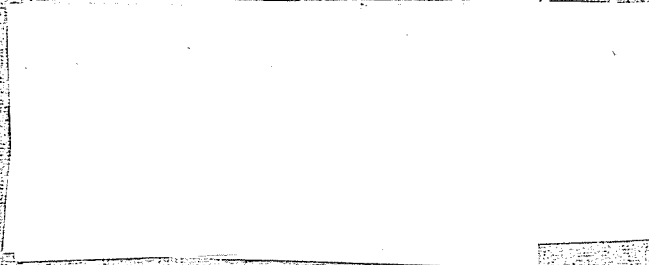
As discussed during our meeting, we feel there is a notable shortage in recent times of new housing opportunities suitable for small sized builders like ourselves, especially in the Biddulph area. This has led to us having to buy and develop land further afield and increasingly in other Local Planning Authority areas such as Congleton, where, as you know, we are in the process of completing two of our more recent developments.

In view of the above, I would be interested in further discussing our potential purchase of this site, any such interest would be strictly on a "Subject to Satisfactory Planning Permission" basis. I can confirm that Humphries Builders Ltd would be able to fund any such purchase and would not anticipate any difficulty in finalising the purchase in a timely manner, subject as aforementioned.

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I trust that the above will be of interest to the Landowner and, as agreed, would request that you present this letter to the Landowner in the hope that we can move forward with these discussions

Yours sincerely



KEVIN HUMPHRIES

Enc. Indicative site plan by White Ridge Architects - Concept Sketch - SK001 for 35 dwellings

