

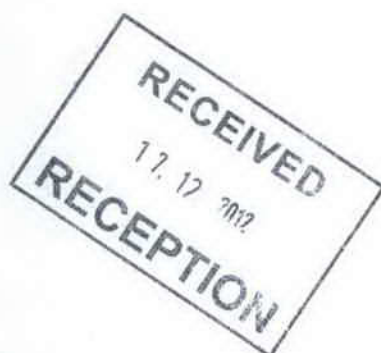
41-43 WEST STREET ROCHFORD SS4 1BE.

Exterior,

The rear garden has flagstone paving. Raised flower and shrub borders. Attractive veranda with grape vine. An exposed sunken well with wrought iron cover. Outside tap. Exterior power points. Bin store area to rear of property. Gate to rear providing pedestrian access. Brick Built Workshop/Storage Shed 10'2 x 9'7.

#### VIEWING:

Strictly by appointment by Fine & Country, South East Essex on 01702 206333. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Fine & Country, South East Essex staff who has seen the property in order that you do not make a wasted journey.



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

1 Woodlands Parade  
Main Road  
Hockley  
SS5 4QU

Tel: 01702 206333

Email: [southeastessex@fineandcountry.com](mailto:southeastessex@fineandcountry.com)

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine and Country has the authority to make or give any representation or warranty in respect of the property.

Each Fine & Country office is independently owned and operated under licence.

© Copyright Ravensworth W242

To find out more or arrange a viewing please contact 01702 206333 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

JNS/HEP/T1422

11<sup>th</sup> December 2012

The Planning Officer  
Rochford District Council  
South Street  
Rochford  
Essex SS4 1BW



Dear Sirs,

**Re: Mrs Y P Tuffin trading as Rio - 41/43 West Street, Rochford, Essex SS4 1BE**

We understand that the above named Client is currently applying for the above named premises to be redesignated from business use to a private residence and has requested that we report to you regarding her trading situation.

In this connection we set out below the gross Turnover achieved by Rio in the last three years :-

Year ended 5<sup>th</sup> April 2010 £64,231.89


Year ended 5<sup>th</sup> April 2011 £39,531.78

Year ended 5<sup>th</sup> April 2012 £32,267.00

You will note that Turnover levels have declined significantly and we understand this trend has continued into the current trading year. In the circumstances we have advised Mrs Tuffin that in our opinion the business is no longer commercially viable and it would be prudent to cease trading sooner rather than later rather than continue incurring ongoing Overheads and Trading Losses.

Should you require any further information please do not hesitate to contact us.

Yours faithfully,

  
**SEGRAVE & PARTNERS**

210 Ashingdon Road

Rochford

SS41TB

Telephone: 07866522071

Email: brown370@hotmail.com

27th November 2012

Dear Sir/madam

I write to you in connection with my intention to purchase 41/43 West Street , Rochford. As you may know this is a single property, however 43 is currently used as a small retail outlet with 41 being a residence . I have made an offer to purchase the property which has been accepted by the vendor and it is my intention to use the entire property as a residence, i.e. I will not be using 43 as a retail outlet or running any kind of business from the address. The current classification of 43 as a commercial property is severely impeding my efforts to purchase the property as I am unable to secure a commercial mortgage.

I would therefore be obliged if you would give urgent consideration to re-classifying 43 as a residential address as this would enable me to obtain a mortgage and purchase the property.

Finally can I can assure you that it is my intention to keep the property exactly as it is, the only change I request is the change from commercial to residential use.

Yours sincerely,

  
Robert Brown





# FINE & COUNTRY

Hockley & South East Essex

Mrs Tuffin  
41 43 West Street  
Rochford  
Essex  
SS4 1BE

Our Ref:JW/JW  
27<sup>th</sup> November 2012

Dear Mrs Tuffin

**RE: 41-43 WEST STREET, ROCHFORD, ESSEX SS4 1BE**

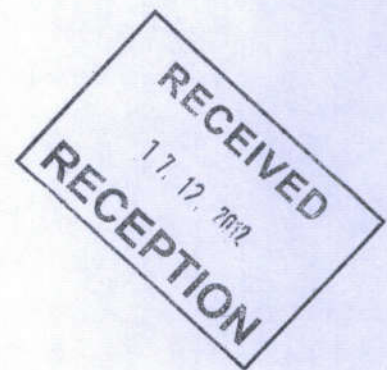
Further to our recent telephone conversations, I am writing to confirm that Mr Brown & Mrs Davies have offered £295,000, subject to contract, for your above-mentioned property which we understand is acceptable to yourself.

As you are aware, we are awaiting a decision from the local Council (a copy of our letter is attached) regarding converting the shop back to residential, before solicitors are instructed and the sale can proceed.

We will, of course, keep you up to date with any developments.

Kind regards

Yours sincerely



James Whyte  
Manager



Mr S Scrutton  
Head of Planning & Transportation  
Rochford District Council  
Council Offices  
South Street  
Rochford  
Essex  
SS4 1BW

Our Ref: JW/JW  
27 November 2012



Dear Mr Scrutton

**RE: 41-43 WEST STREET, ROCHFORD, ESSEX SS4 1BE**

Further to recent conversations between Mrs Tuffin, the owner of the above-mentioned property and yourselves, in which she expressed an interest in converting the small commercial part of her property back into residential. Mrs Tuffin has been told over the telephone that this may take 7-8 weeks for a decision to be made and that it is likely this would not be possible.

I am writing to you as Mrs Tuffin's agent. We have been marketing the property since 19<sup>th</sup> May 2011, prior to this she had been on the market for two years with other agents. There are many factors that contribute to the reason we have had trouble finding a buyer. Firstly, Grade II listed properties are always difficult to sell as there is not high demand for them. Secondly, people are reluctant to buy a property which is partly commercial and if there is an interest, then mortgage companies will not approve any mortgage on a joint commercial/residential basis.

We have secured a purchaser for the property this week at a very good price, however, they have been informed by First Direct, their mortgage provider, that unless the commercial part of the property is converted back to residential, they will be unable to process the mortgage. We understand that this is the same for all lenders.

As previously mentioned, Mrs Tuffin has been told it will take 7-8 weeks to get a decision from the Council. If it takes this long to make a decision, Mrs Tuffin will lose her buyer, which is not an option after over three years of marketing.

Also, as discussed with Mrs Tuffin, she is vacating the property in April 2013 regardless of this outcome leaving a Grade II listed building vacant and in severe decline.

Surely the only logical outcome is to approve the conversion back to residential immediately, allowing the property to change hands and become a home again rather than another derelict building.

I look forward to receiving your response.

Yours sincerely

James Whyte  
Manager

c.c Mrs Tuffin