

02 February 2026



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Dear Sir or Madam,

**THE FORMER THAKEHAM MUSHROOM SITE, STORRINGTON ROAD, THAKEHAM
Marketing Information**

I am writing to you on behalf of Bellway Homes Limited (Strategic Land) ('Bellway') in respect of the land at the Former Thakeham Mushroom Site ('The Site'). This letter provides an overview of the marketing that has taken place at the Site. It supports a full application for:

"Demolition of existing buildings and the redevelopment of the site as a residential led development to provide comprising 150 dwellings, including affordable housing, land for the community land trust, works to public right of way and associated landscaping, open space and infrastructure."

Background

The Thakeham Mushroom Site, previously operated by Monaghan Mushrooms as a mushroom growing and distribution facility, remained in use until operations ceased in May 2022. The Site has been vacant since. Bellway recognise the previous use of the site generated employment opportunities.

Policy 9 (part 2) of the Horsham District Planning Framework 2015 ('HDPF') sets out that where an application seeks to redevelop an existing employment site, it must be demonstrated that the site/premises is no longer needed and/or viable for employment use. Thakeham Neighbourhood Plan Policy Thakeham 3, explains that all reasonable efforts must have been made to secure an agricultural and horticultural use of the site before the redevelopment of the Site for the preferred uses will be permitted.

The Site has been subject to a recent application and subsequent appeal for a larger residential led mixed use scheme (Application Reference: DC/24/0021). Marketing evidence was submitted with the previous application. The marketing of the Site continued through the determination of the previous application and additional information was provided throughout the determination in respect of new interest as well as answering queries from Officers.

The Officer's Report for the previous application confirms that the Council's Economic Development Team considered that the marketing that was undertaken was acceptable and evidenced that the Site is not viable for policy compliant uses given its condition and location. In respect of the requirements of HDPF Policy 9, the Officer's Report further states

"To address this requirement, the applicants have submitted a marketing report for the site for agricultural uses in accordance with the existing and policy compliant use of the site, which includes the uses set out in Policy Thakeham3. The report outlines the marketing which took place over a substantial period (since May 2023). The marketing undertaken included erecting boards on site and advertising on the internet. The marketing





undertaken is considered thorough. The report summary outlines the responses received and why they were not considered viable offers. This includes discounting offers which are not considered policy compliant (in compliance with Policy 3 of the Thakeham Parish Neighbourhood Plan). The offers included offers for light industrial uses, storage, residential development and a solar farm. The applicant has outlined why each offer was not taken forward, to the satisfaction of officers.”

The marketing of the site remains up-to-date and relevant to the new application.

Marketing

Bellway instructed Strutt & Parker to market the Site to establish whether there was viable demand for agricultural or employment uses. Marketing was undertaken between May 2023 and September 2024. Details of the marketing approach are provided in the Marketing Report at Appendix A. This report also provides details of the interest up until February 2024 when the report was submitted in support of the previous application.

The Site was promoted on an “all enquiries” basis, allowing interested parties to come forward with a range of potential uses, including interest in only part of the Site. Promotion of the Site included the erection of sales boards, online advertising on Rightmove, Zoopla and the Strutt & Parker website, and placement of notices in relevant newspapers, newsletters, and magazines. Strutt & Parker also created a dedicated dataroom with Site information and undertook several viewings with interested parties.

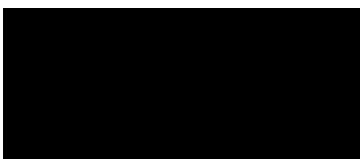
Between May 2023 and September 2024 six expressions of interest and offers were received. These are detailed within Appendix B. All offers were rejected as explained in Appendix B.

Conclusion

A robust marketing exercise has been undertaken at the Site. No viable offers were received for an employment or agricultural use. As such, the requirements of HDPF Policy 9 and Thakeham Neighbourhood Plan Policy Thakeham3 have been met.

Should you require any additional information, please do not hesitate to get in touch.

Yours sincerely



Philippa Robinson
Associate



APPENDIX A

Strutt & Parker – Marketing Report for Former Mushroom Farm

(Redacted)



MARKETING REPORT
FOR
FORMER MUSHROOM FARM
(PREVIOUSLY KNOWN AS CHESSWOOD FARM)
ABINGWORTH,
THAKEHAM
WEST SUSSEX

Prepared for Bellway Homes Ltd
By Anthony Field BSc (Hons) MRICS

Report prepared by Strutt & Parker, 5th February 2024

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Appendix 1: The Marketing Particulars

Appendix 2: Online Advertisement and Publication Screenshots

Appendix 3: Tender Forms

1. INSTRUCTIONS

Strutt & Parker were appointed by Bellway Homes Ltd to market for sale / lease the land and buildings known as Former Thakeham Mushroom site, Thakeham, West Sussex.

The site was previously owned and operated by Monaghan Mushrooms and was closed in May 2022 and since that time it has been vacant.

2. OUR ADVICE

Please refer to our Marketing Strategy (appended) dated 22nd May 2023 for full details.

To summarise, Strutt & Parker advised that the site was openly marketed in order to identify the potential interest in the site for agricultural / horticultural and employment use or another appropriate use, however, we advised that the planning position should be explained in detail in the particulars.

We advised on which online portals and publications the property should be advertised in, in order to ensure that the Property would reach as wide an audience as possible.

3. THE MARKETING PROCESS

3.1 METHOD OF MARKETING

We advised that the best way to present the property was to produce a single set of particulars advertising the property for sale or lease and providing a detailed overview.

A copy of the particulars is included at **Appendix 1**.

A copy of the particulars were available on the online marketing portals and were sent out to everyone that enquired about the property.

The particulars included the following information:

Location – giving an overview of where the property is and the surrounding area
Description – including a breakdown of the buildings' former use and size, the surrounding land and areas of hardstanding.
Services

Planning – a brief overview of the current consented use of the site from the Local Development plan and Neighbourhood plan.
Designations
Tenure
VAT
Easements, Wayleaves and Rights of Way
Data room – details on how to access the data room
Tender process
Health and Safety
Viewings
Agent contact information

We also included a boundary plan overlaid on an aerial photograph, an OS boundary plan, and a selection of photographs of the buildings.

A data room was set up including additional information such as the asbestos reports and other documents which were too large to include in the particulars, would be available in the data room, along with a Tender Form to be used when submitting a proposal.

3.2 TIMING

It was understood that Bellway Homes Ltd were keen to avoid the site remaining vacant for an extended period of time. Our original marketing report was sent out on 22nd May 2023 with the 'coming soon' boards having been erected on the site boundary on 20th May 2023.

We advised that Bellway should be prepared to market the site for at least 6 months in order to identify prospective interest in the property. To date, the Property is still being advertised.

3.3 PRICING STRATEGY

On the online marketing portals, (Rightmove, Zoopla and Strutt & Parker), the property was advertised as Price on Application (POA) or 'Non-quoting' (dependent on website). Where an advert was listed in a publication, no mention of price was given to encourage expressions of interest.

3.4 SALE BOARDS

In accordance with our preliminary advice, 'Coming Soon' boards were erected which were used to identify any local interest. These boards were erected on 20 May 2023.



Photograph 1 – Advertising Board saying "Coming Soon For Sale / Lease"

Following the erection of the advance notice provisional advertising board, once the full details of the property were available it was decided that erecting a board saying 'All Enquiries' would be more appropriate in order to maximise enquiries received. These boards were erected once the property particulars were finalised on 5 July 2023 and are still present as at the date of this report.



Photograph 2 – Advertising Board saying “All Enquiries”

The advertising boards provided contact details of Strutt and Parker’s Guildford office by way of a telephone number and email address.

3.5 INTERNET

Research shows that over 90% of buyers start their search online. Our high-quality, user-friendly site, struttandparker.com, has reached 2.2 million users in the last 12 months, who in turn visited over 12 million pages across 3.1 million visits to our website, making it a highly valuable way to reach prospective buyers / tenants. This, combined with our unique position as one of the only agents with a presence on Rightmove.co.uk, FT.com (for properties with a guide price of £1m or more) and Zoopla.co.uk, makes sure that properties will have the highest online visibility and exposure to potential buyers and tenants.

Online, the property was listed with a link to the particulars, all information that was contained in the particulars and various photographs of the site.

3.6 ADVERTISING

Whilst the property was listed on various internet portals as detailed above, it was proposed that we placed adverts in the following publications:

- **The Commercial Greenhouse Grower, The Vegetable Farmer and The Fruit Farmer**; Hort News. These three publications all fall under the umbrella that is Hort News which attracts a range of horticulturalists and growers nationally.

- **South East Farmer** which is the most widely read regional agricultural publication and is sent out to every agricultural business across the south-east on a monthly basis.
- **Farmers Weekly**, a hugely popular publication for farmers and growers across the UK.
- **Estates Gazette**, which is the national journal for property professionals and those involved in real estate. The advertisement would seek to attract not only individuals interested in exploring the possibility of alternative uses for the site, but also a broad range of professional advisers with retained clients, contacts et cetera.

Please see **Appendix 2** for copies of the advertisements in their various publications and online internet advertising screenshots.

3.7 DATA ROOM

The sales particulars and the wording of the advertisements on the internet portals all stated that if interested parties would like access to the data room, they were to contact Strutt & Parker.

It was decided in a meeting between Strutt & Parker and Bellway Homes Ltd that proof of identification, proof of address and confirmation of the identity of the intended purchaser / tenant would be requested before access to the data room was granted

The below email was sent out to all interested parties once the data room was ready.

I refer to our earlier correspondence in respect of the above property.

We are now able to grant access to the Data room on receipt of the following documents:

- Photographic identification
- Proof of address
- Confirmation of the identity and address of intended Purchaser / Tenant in the event that they are different to the above.

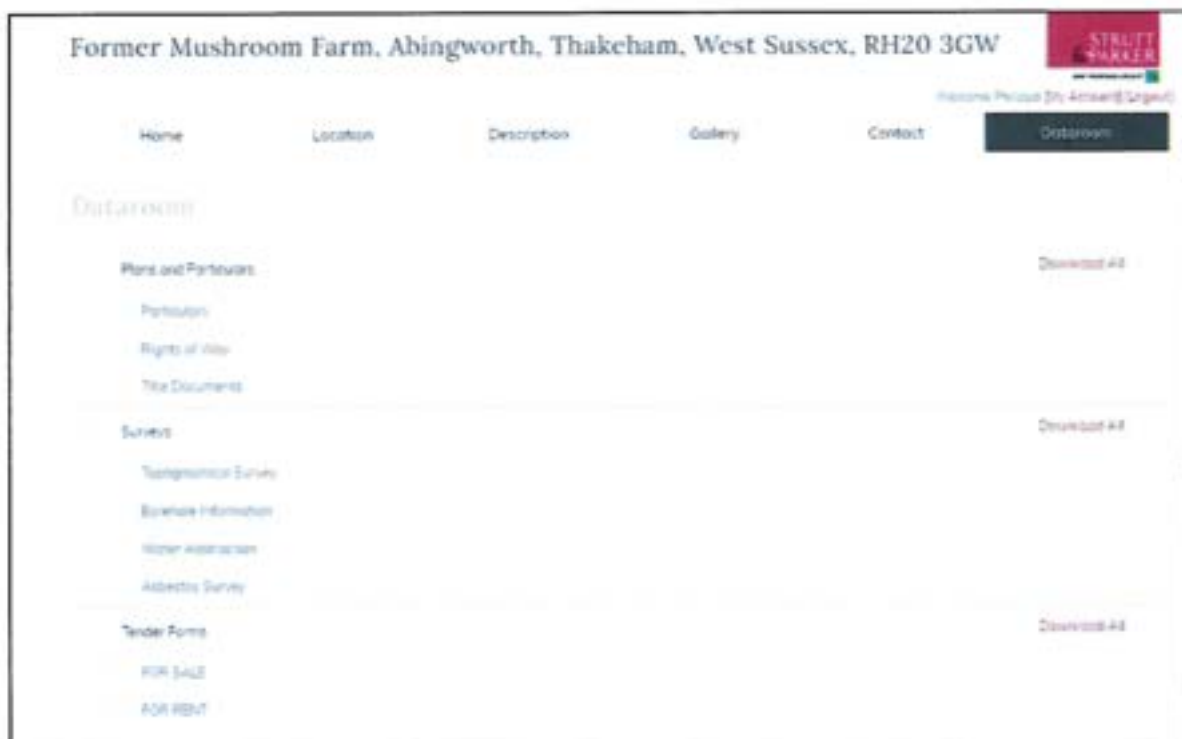
If you have any questions, please do not hesitate to contact me.

Best wishes,

The following documents were included in the data room:

- Plans and Particulars
 - o Particulars

- Rights of Way
- Title documents
- Surveys
 - Topographical Survey
 - Borehole Information
 - Water Abstraction
 - Asbestos Survey
- Tender Forms
 - For Sale
 - For Rent



3.8 TENDER FORM

A copy of the tender forms are included at **Appendix 3**. The tender forms were designed to gain as much information as possible from those who decided to submit an offer, so that we were able to analyse the viability of their proposals.

The tender form (for sale) requested the following information:

- Identity of the proposed owner
- Amount offered

- Name and contact details of solicitor
- Details of how prospective purchaser intends to fund the acquisition
- Proposal for the site / buildings
- Any other information that could be deemed relevant, including any supporting documentation
- Accountant name and contact details
- Bank manager name and contact details

The tender form (for rent) requested the following information:

- Identity of the intended occupier
- Proposed rent per annum
- Further lease terms including: Term, rent days, rent review, rent frequency, basis of rent review (RPI or CPI), break clause, responsibility for cost of insurance, internal maintenance obligations (landlord/ tenant), external maintenance obligations (landlord/ tenant), contribution towards professional fees.
- Name and address of solicitor
- Proposal for the site / buildings
- Any other information that could be deemed relevant, including any supporting documentation
- Accountant name and contact details
- Bank manager name and contact details

3.9 DATA ROOM ACCESS

The following people were granted access to the data room on the provision of formal ID, proof of address and confirmation of who the intended purchaser / tenant would be.

Please note that for the purposes of confidentiality we have anonymised the information below.

Table X - List of persons granted access to the data room

Person	Date Registered	Number of Logins	Number of Downloads
A	2023.09.21	3	10
B	2023.09.21	4	34
C	2023.09.21	1	4
D	2023.09.21	1	0
E	2023.09.27	3	34

B	[REDACTED]
G	[REDACTED]
F	[REDACTED]
M	[REDACTED]
W	[REDACTED]
A	[REDACTED]
S	[REDACTED]
E	[REDACTED]

4. INTEREST RECEIVED

There was a steady stream of interest received in the property from when the 'Coming Soon' boards were first erected on the 20th May 2023. Whilst interest levels remained fairly constant, there was a further surge in expressions of interest after the site went 'live' in the Estates Gazette (EG) and other publications.

Where possible, a telephone conversation was had with each person that enquired and if no telephone number was provided, an email enclosing the particulars was sent.

We received a total of 104 enquiries, the majority of which were interested in the site for residential development.

Once the data room was compiled, an email was sent to **all parties** that had enquired, detailing how they could gain access.

Very few parties responded to this email.

People that enquired after the Estates Gazette advert went live, were sent the 'data room email' along with a statement detailing the bid deadline and the last date of viewings.

5. CONFIRMATION OF WHO IS NO LONGER INTERESTED AND WHY, INCLUDING DATA ROOM ACCESS

We sought to make contact with as many prospective occupiers as possible to understand why they were no longer interested. The people who have confirmed either by phone or by email that they are no longer interested in the site, including those who had access to the data room and why they did not offer.

Since the meeting on 1 November 2023, Strutt & Parker have also been in discussion with Person O and Person N about possible offers. They both had various questions about the site which were discussed at the meeting and feedback was given. No further contact has been received from Person O. Person N subsequently offered.

Person A, who viewed after the Bid deadline emailed Strutt & Parker on 2 November 2023 stating that they were cash purchasers and have funds available on Deposit. He also stated he knew how much the Vendor had bought the site for. We responded to him and explained that if he would like to make a formal offer, he must fill in the tender form found in the data room. No further contact has been received.

Person E, since viewing, has stated that he also knows how much the Vendor bought the site for and has state that on that basis, he is no longer interested.

6. OFFERS RECEIVED UNTIL FEBRUARY 2024

Three offers were received in October and November from Person B, Person F and Person N. Their offers are summarised below.

Offer 1 – Person B

	Person B
Amount	██████████
Proposed use	Light industrial and storage
Other information	Subject to further inspections with various contractors. Person B mentioned he has completed similar projects in the past.

Person B was asked to clarify what similar projects he had completed in the past and to provide a breakdown of his budget costings, which he had made clear his offer would be subject to. He was also asked to clarify his planning strategy for the site.

In response to the above, he stated that he did not understand the relevance of the questions and that he wished to inspect with his contractors including a planning and environmental advisor. He would not obtain planning permission until the site had been purchased. He would demolish all of the buildings that would be unsuitable for conversion.

Offer 2 – Person F

	Person F
Amount	[REDACTED]
Proposed use	None given
Other information	None given

Person F was asked to confirm what his intentions were for the site and his planning strategy. He responded to this stating that he was moving some cash around, no clarification about his intentions were given.

Since the meeting on 1 November 2023, Strutt & Parker have also been in discussion with Person O and Person N about possible offers. They both had various questions about the site which were discussed at the meeting and feedback was given. No further contact has been received from Person O.

Following Strutt & Parkers response to Person N's questions he submitted an offer for lease. His offer is summarised below:

Offer 3 – Person N

	Person N
Amount	[REDACTED]
Proposed use	Storage for 3 years whilst working on a housing application
Other information	[REDACTED]

The offers were discussed and it was concluded that none were considered acceptable based on the following grounds:

Offer 1 – (Person B) As set out above, his offer was 'subject to' further inspections with various contractors and due to the uncertainty and conditionality surrounding his offer, it was agreed that the offer was not commercially attractive and rejected on this basis.

Offer 2 – (Person F) This offer was rejected on the basis that he would not provide clear intentions of his use for the site, and that the reason for his interest was stated as being because he did not deem having cash to be attractive during the current climate, so would be purchasing this to move cash around. It appeared that he would be Land Banking this site. Given that he had explained that he has worked with different developers in the past, it would appear that these would be his intentions with potentially an ultimate view to explore residential consent. The amount offered was also not at an acceptable level.

Offer 3 - (Person N) It was discussed that given he would want to start work on a planning application and provided detailed of previous residential development projects he has undertaken, his offer was based on a desire to secure rights over the site to then pursue a residential application and as such was dismissed. On acknowledging the rejection of his offer, Person N responded that he is now able to buy the site and would not need to lease it first.

Since his initial offer, Person N has subsequently updated his offer to include an overage. He offered the below on 12 January 2024.

Person N	
Amount	[REDACTED]
Proposed use	Storage for 3 years whilst working on a housing application
Other information	[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Offer 4 – Person P

Person P offered on 31 December 2023:

Person P	
Amount	[REDACTED]

Proposed use	Intended to use the land for a range of purposes consistent with current planning policy and Thakeham Parish Council's Neighbourhood plan. It is hoped most of the site will continue to be used predominantly for horticultural and related agricultural purposes or remain as open green space. The current arable land would continue to be used for agriculture but could be rented to local people, charities, or agricultural college for various uses such as market gardens, cutting flower, viticulture, and animal grazing. Any housing on the site would be designed to meet local need and might include starter homes to rent or buy for local people, housing for local older or disabled people which would be built to a lifetime standard. A small-scale care home or rehabilitation centre or assisted living facility. Wooded area could be used as woodland burial sites and natural water course could be expanded to allow for a natural pond area.
Other information	[REDACTED]

Further liaison was undertaken with Person P. Person P provided details of their intent to use Oxford Advanced Living Limited and thus would be interested in housing development on the site. Person P has since responded stating that they plan to utilise the current agricultural land for growing crops, in conjunction with some agricultural buildings, and intend to redevelop some other buildings for shared employment spaces and workshops, depending on their state and condition. However, to finance this they will require development of some the site for housing which will be focused on community needs rather than the open market. Details on proof of funds was also requested and has not been received at the time of this report.

Offer 5 – Person T

Person T offered the below on 11 January 2024

	Person T
Amount	[REDACTED]
Proposed use	Pending a successful feasibility, environmental study, planning permission and connection to the National Grid, intends to develop part of the site into a 15MW solar farm.
Other information	[REDACTED]

Further information regarding the operational profit was requested. [REDACTED]

[REDACTED] Further analysis into the offer is currently being carried out.

7. CONCLUSION

To date we have not experienced any interest in the site for its existing use or for traditional agricultural purposes as a whole. An offer relating non-traditional agricultural uses has been made by Person P. However, following further information it appears it would be part of a residential led, mix used development. The majority of the interest received centred around an endeavour to explore a broadening of the use to facilitate residential development.

The interest received is summarised below:

Total number of enquiries	131
Total number of offers received to date	5
Total number of viewings	9

Offer 1 was rejected due to the uncertainty around the conditionality of the offer and on the basis that it is was subject to various other inspections.

Offer 2 did not provide sufficient information as to what the prospective purchasers intentions for the site would be, and concerns that he would be 'Land Banking' the site. As previously stated, it is known that the prospective purchaser has worked with developers in the past, and suspected that the intention was to develop the site further down the line.

Offer 3 was rejected on the basis that his longer-term intentions were to obtain planning permission for residential development.

Offers 4 and 5 are still being explored at the time of this report.

The Property has been advertised since 8th May 2023 and to date is still being marketed and the property information is still live and available online.

Former Mushroom Farm, Abingworth, Thakeham, West Sussex, RH20 3GW



A FORMER MUSHROOM FARM AVAILABLE FOR AGRICULTURAL USE ALTERNATIVE LAND USES MAY BE PERMITTED (SUBJECT TO THE NECESSARY CONSENTS)

- Approximately 389,700 sq ft of Buildings
- Extensive yard areas and additional agricultural accommodation land

In all about 30.14 hectares (74.47 acres)



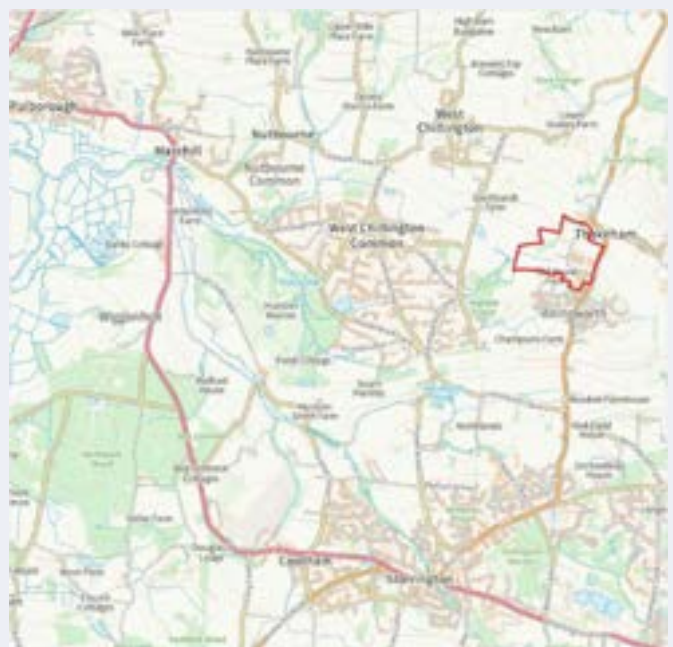
Former Mushroom Farm, (Previously known as Chesswood Farm, Abingworth, Thakeham, West Sussex)

LOCATION

The Property is situated west of the B2139, a short distance to the south of Thakeham village. The village of West Chilmington is approximately 1.5 miles to the west with more extensive facilities.

The larger population centres of Worthing and Horsham are approximately 10 miles to the south and 11 miles to the north east respectively.

The national rail network is accessible from Pulborough, approximately 3 miles to the west and the national motorway network is accessible from the A24, approximately 2 miles to the east.



DESCRIPTION

The property was previously operated by Monaghan Mushrooms, until its closure in May 2022 since which time the property has been vacant.

There is a total of approximately 315,771 sq ft of production buildings, together with 45,316 sq ft of pack house, storage, workshops and offices; 25,026 sq ft of ancillary buildings, and 3,595 sq ft of buildings in need of improvement or demolition.

Situated principally to the west of the buildings is 3.85 hectares (9.25 acres) of accommodation land, which includes tracks, yards, piles of hardcore and areas of concrete.

There is a further 16.8 hectares (41.59 acres) of ancillary land which lies adjacent to the horticultural operations on site.

In all, the property extends to a total area of approximately 30.14 ha (74.47 acres) with a total building footprint of 389,708 sq ft.

SERVICES

There is currently no electricity supply to site due to vandalism and would need some work to be turned back on. There is a water and gas supply and in addition there is borehole which has an extraction licence. (Further details included in the data room.)

PLANNING

The majority of the site consists of previously developed land, which was last in lawful horticultural (agricultural) use as a mushroom farm. The site includes various buildings, structures and hardstandings which were all required as part of the operation of the last use. The site benefits from planning permission for replacement and additional facilities for mushroom farming, some of which have been implemented (under planning permission LPA Ref: DC/12/0841 approved in 2013).

The Development Plan relevant to the site includes Horsham District Council Planning Framework 2015 and Thakeham Parish Neighbourhood Plan to 2031. The site is suitable for agricultural and horticultural uses and subject to planning permission presents re-purposing and/or redevelopment opportunities, which are appropriate and sensitive to the location.

Policy 9 of the Horsham District Council's Planning Framework 2015 seeks to protect existing sites with employment uses, and so subject to planning, the site would in principle be suitable for other employment uses. The policy states that other uses can also be considered where it can be demonstrated that existing employment sites/premises are no longer viable or needed.

The Neighbourhood Plan promotes an agricultural or horticultural use on the site, but the policy says if this is not possible it supports recreational, solar array or a light industrial/commercial use and/or tourism use within the existing developed area of the site only.

The above should not be taken as a complete planning review of the site and separate independent planning investigations should be made by interested parties.

FURTHER INFORMATION

- Agricultural Land Classification - Grade 2
- Soilscape 6: Freely draining slightly acid loamy soils







TENURE

All considered

VAT

We understand that the vendor will not elect to charge VAT

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There is a footpath that crosses the land, THA/2472/2. Please find further details in the data room.

DATA ROOM

Further information and a tender form will be available in a Data Room, details of which are available from the agents Strutt & Parker

TENDER PROCESS

Details of the tender process will be available in the Data Room together with a template of the tender form itself.

Please note that tenders will be assessed by our Client taking into account the financial consideration offered, proposed use, potential planning risks and the strength of the business plan. Our Client shall not be obliged to accept any specific offer.

In the event that interested parties wish to discuss any matters not covered in these particulars, or the data room, please contact the agents at Strutt & Parker

HEALTH AND SAFETY

Given the potential hazards of a working estate we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

VIEWINGS

Strictly by confirmed appointment with the vendor's agent.

Strutt & Parker

215-217 High Street, Guildford,
Surrey, GU1 3BJ

Guildford.lmd@struttandparker.com

01483 400 770

FAO: Philippa May-Somerville

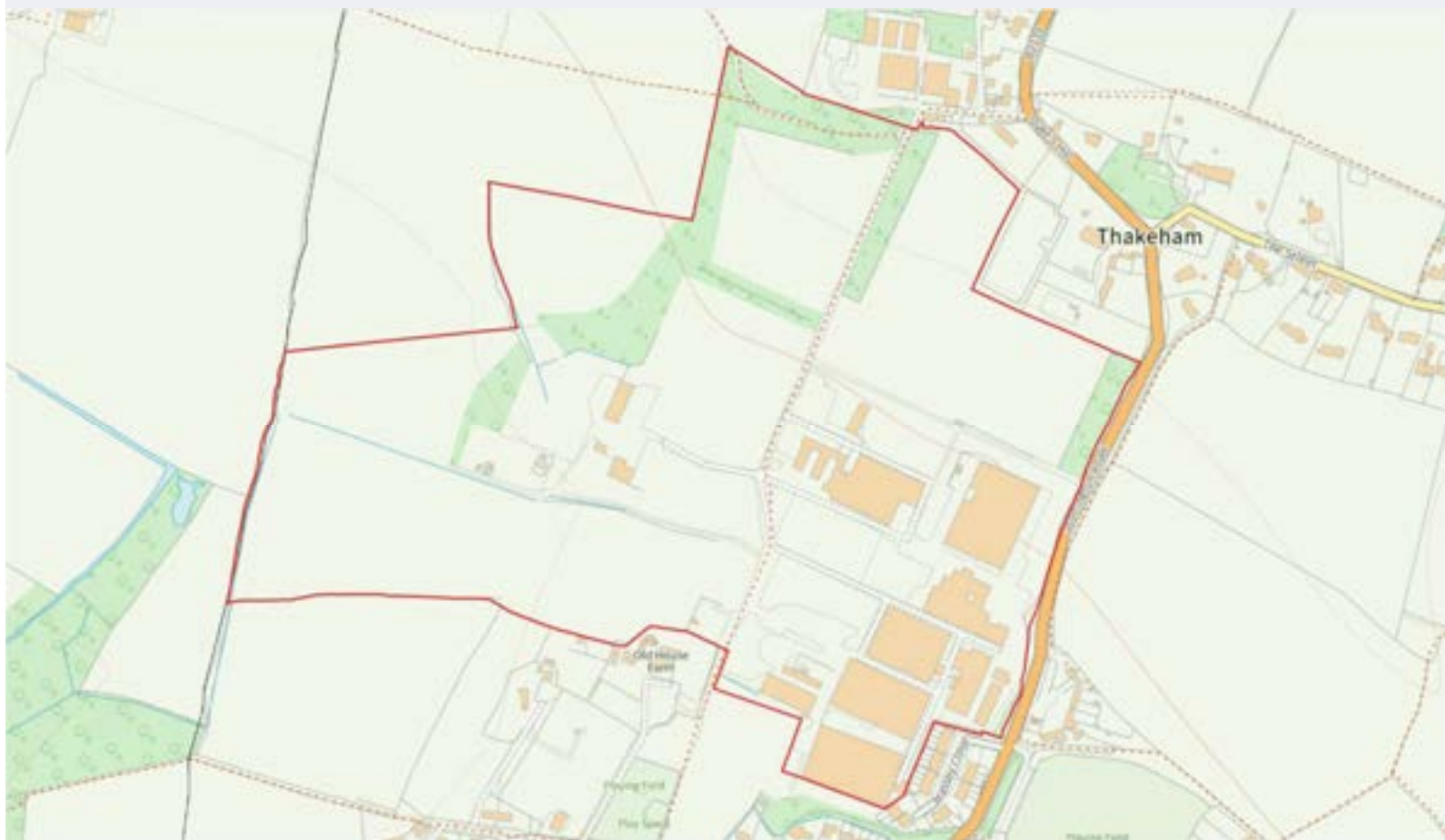
Marketing and Offers Received

The table below summarises the expressions of interest and offers on the site (during the marketing process which ceased in September 2024), including those detailed in the submitted marketing report and those that have come in subsequently.

Person	Date of Formal Expression of Interest	Offer or Expression of Interest Details	Analysis
B	16.10.2023	£xxx Light industrial and storage use Subject to further inspections with various contractors. Person B mentioned he has completed similar projects in the past.	Person B was asked to clarify what similar projects he had completed in the past and to provide a breakdown of his budget costings, which he had made clear his offer would be subject to. He was also asked to clarify his planning strategy for the site. In response to the above, he stated that he did not understand the relevance of the questions and that he wished to inspect with his contractors including a planning and environmental advisor. He would not obtain planning permission until the site had been purchased. He would demolish all of the buildings that would be unsuitable for conversion. This offer was rejected due to the uncertainty around the conditionality of the offer and on the basis that it is was subject to various other inspections.
F	16.10.2023	£xxx No details provided on the intent for the site	Person F was asked to confirm what his intentions were for the site and his planning strategy. He responded to this stating that he was moving some cash around, no clarification about his intentions were given. Despite requests, Person F did not provide information as to what his intentions were for the site, and concerns exist that he would be 'Land Banking' the site. As previously stated, it is known that the prospective purchaser has worked with developers in the past, and it was suspected that his intention was to develop the site for residential further down the line.
N	07.11.2023	£xxx per annum Storage for 3 years whilst working on a housing application. Would want to purchase within the next 3 years at £xxxx.	This prospective purchaser confirmed that he wanted to progress a planning application and provided detailed of previous residential development projects he had undertaken. It was also confirmed that his offer was based on a desire to secure rights over the site and to then pursue a residential application. For these reasons, this party's interest was dismissed. On acknowledging the rejection of his offer, Person N responded that he is now able to buy the site and would not need to lease it first. Since his initial offer, Person N subsequently updated his offer to include overage terms. He also offered to pay an extra £xxxx per annum on the purchase price at the time of purchase for the number of years that he rents it for. His purchase price of £xxx would be subject to a percentage uplift in any planning for residential housing that is achieved. This offer was again rejected on the basis that his longer-term intentions were to obtain planning permission for residential development
P	31.12.2023	£xxxx Intended to use the land for a range of purposes consistent with current planning policy and Thakeham Parish Council NP. It is hoped most of the site will continue to be used predominantly for horticultural and related agricultural purposes or remain as open green space. The current arable land would continue to be used for agriculture but could be rented to local people, charities, or agricultural college for carious uses such as market gardens, cutting flower, viticulture, and animal grazing. Any housing on the site would be designed to meet local need and might include starter homes to rent or buy for local people, housing for local older or disable people which would be built to a lifetime standard. A small-scale care home or rehabilitation centre or assisted living facility. Wooded area could be used as woodland burial sites and natural water course could be expanded to allow for a natural pond area.	On the basis of this description, it was felt that this offer was not policy compliant given that it was predicated upon consent for a housing development being incorporated - with interest from a housebuilder included as part of the offer. A key facet of this marketing exercise is to determine whether or not the existing/employment use is needed or viable (HDPF Policy 9). Likewise, notwithstanding the Neighbourhood Plan is out of date, Policy Thakeham3 does not list residential use as an alternative use of the site. For these reasons, offers for the site incorporating residential development are not considered to meet the HDPF Policy 9 and this interest has again therefore been discounted. Furthermore, despite requests, no proof of funds has been provided.
T	11.01.2024	30 per cent stake of the operational profit. Pending a successful feasibility, environmental study, planning permission and connection to the National Grid, intends to develop part of the site into a 15MW solar farm. 25 year term.	Extensive discussions were held with this party although it became apparent that their bid was based upon an on-going % share of "operational profit", rather than a capital / land payment. This offer was not considered to be acceptable for various reasons including because no certainty existed in regards to achievable profits or when the site would be operational. The offer was also subject to various caveats / conditions including securing planning, the results of an environmental study and a requirement to secure suitable connections to the National Grid, which was not assured.

Appendix B

			Recent correspondence with Person also confirms that development finance would need to be secured once an offer has been accepted, thus there are no funding currently available for the proposed development. For these reasons this interest was again also discounted.
U	13.05.2024	To secure planning for residential housing at a level that will be supported by the parish council, say 25–75 units, as well as five acres of commercial development and ten acres of community green space. Twenty-five acres would be absorbed into Mr. Steadman's existing holding for use alongside his existing farming and viticulture interests, with the remaining twenty-nine acres registered formally for BNG (biodiversity net gain). No formal offer amount	No formal offer or proof of funds has been provided to consider this a viable offer.





DESIGNATIONS

The property is/is not located within the AONB/SDNP/Conservation area etc.

EPCS

The current use of the buildings is agricultural and therefore they are EPC exempt.

IMPORTANT NOTICE:

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2022. Particulars prepared August 2022. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Strutt & Parker
215-217 High Street
Guildford
GU1 3BJ



FORM OF INFORMAL TENDER

SUBJECT TO CONTRACT

Former Mushroom Farm, Abingworth, Thakeham, West Sussex, RH20 3GW

CLOSING DATE : 12:00pm Monday 16th October 2023

Tenders to be submitted via email to Philippa May- Somerville (philippa.may-somerville@struttandparker.com) in PDF form only.

PLEASE NOTE:

- The tender is to be in pounds sterling for the **whole property** and not on an acreage basis.
- Our Client does not undertake to accept the highest or any tender.
- All tenders must be for a specific sum. No escalating or accumulating tenders will be considered.
- You must provide evidence of the funding required to support any offer made.

SALE BY TENDER

SUBJECT TO CONTRACT

I/we wish to purchase the site

Name	
Address	
Telephone	

For the purchase of the freehold property known as "Former Mushroom Farm" shown edged red on the boundary plan within the sales particulars, I/ we are prepared to offer the following sum:

£.....

(.....) in words

Signed:.....

Dated:

Strutt & Parker
215-217 High Street
Guildford
GU1 3BJ



BNP PARIBAS GROUP 

Name of Solicitor	
Address	
Telephone	
Contact name	
Contact email	

FINANCIAL INFORMATION AND DUE DILIGENCE

Please provide details of how you intend to fund this acquisition:

.....

.....

.....

IMPORTANT

The property owner wishes to sell **ALL** 74.47 acres (and buildings). The vendors do not wish to sub-divide the property into different lots.

PROPOSAL FOR SITE/BUILDINGS

Please briefly describe your proposed use of the site and building(s) with reference to planning policy.

Strutt & Parker
215-217 High Street
Guildford
GU1 3BJ



OTHER INFORMATION

Please use this space to describe any further information that you deem relevant.

Please feel free to attach any supporting documentation you deem to be relevant.

Including but not limited to; Business plan, summary of current experience, schedule of current assets.

1. REFERENCES

Accountant

Full Name	
Business Name	
Address	
Telephone	
Email Address	

Bank Manager

Full Name	
Bank	
Address	
Telephone	
Email Address	

FORM OF INFORMAL TENDER

SUBJECT TO CONTRACT

Former Mushroom Farm, Abingworth, Thakeham, West Sussex, RH20 3GW

CLOSING DATE : 12:00pm Monday 16th October 2023

Tenders to be submitted via email to Philippa May- Somerville (philippa.may-somerville@struttandparker.com) in PDF form only.

- The tender is to be in pounds sterling for the **whole holding** and not on an acreage basis.
- Our Client does not undertake to accept the highest or any tender.
- All tenders must be for a specific sum. No escalating or accumulating tenders will be considered.
- Those shortlisted for interview may be required to provide financial references, their previous three years' accounts, business plans, cash flows and budgets. They must also allow inspection of their present holding by the Agent.

TENDERED RENT

SUBJECT TO CONTRACT

I/we wish to apply for the tenancy of the site on commercial terms (subject to contract) and contracted out of Sections 24-28 of the Landlord and Tenant Act 1954.

Name	
Address	
Telephone	

For the lease of the freehold property known as "Former Mushroom Farm" shown edged red on the boundary plan within the particulars, I/ we are prepared to offer the following initial annual rent:

£..... per annum

(.....) in words

FURTHER LEASE TERMS

1.	Proposed Term (years)	
2.	Proposed Rent Days	

3.	Rent Review	
4.	Rent frequency	
5.	Basis of Rent Review (market Rent, RPI/CPI or other)	
6.	Break Clause	
7.	Responsibility for cost of Insurance	
8.	Internal Maintenance Obligations (Landlord / Tenant)	
9.	External Maintenance Obligations (Landlord / Tenant)	
10.	Contribution towards Professional Fees	

Signed:.....

Dated:

Name of Solicitor	
Address	
Telephone	
Contact name	
Contact email	

IMPORTANT

The property owner wishes to rent **ALL** 74.47 acres (and buildings) to the same tenant. We will not divide the holding by leasing it to separate applicants.

FORMER MUSHROOM FARM SITE PROPOSAL

PROPOSAL FOR SITE/BUILDINGS

Please briefly describe your proposed use of the site and building(s) with reference to planning policy.

Strutt & Parker
215-217 High Street
Guildford
GU1 3BJ



OTHER INFORMATION

Please use this space to describe any further information that you deem relevant

Please feel free to attach any supporting documentation you deem to be relevant.

Including but not limited to; Business plan, summary of current experience, schedule of current assets.

1. REFERENCES

Accountant

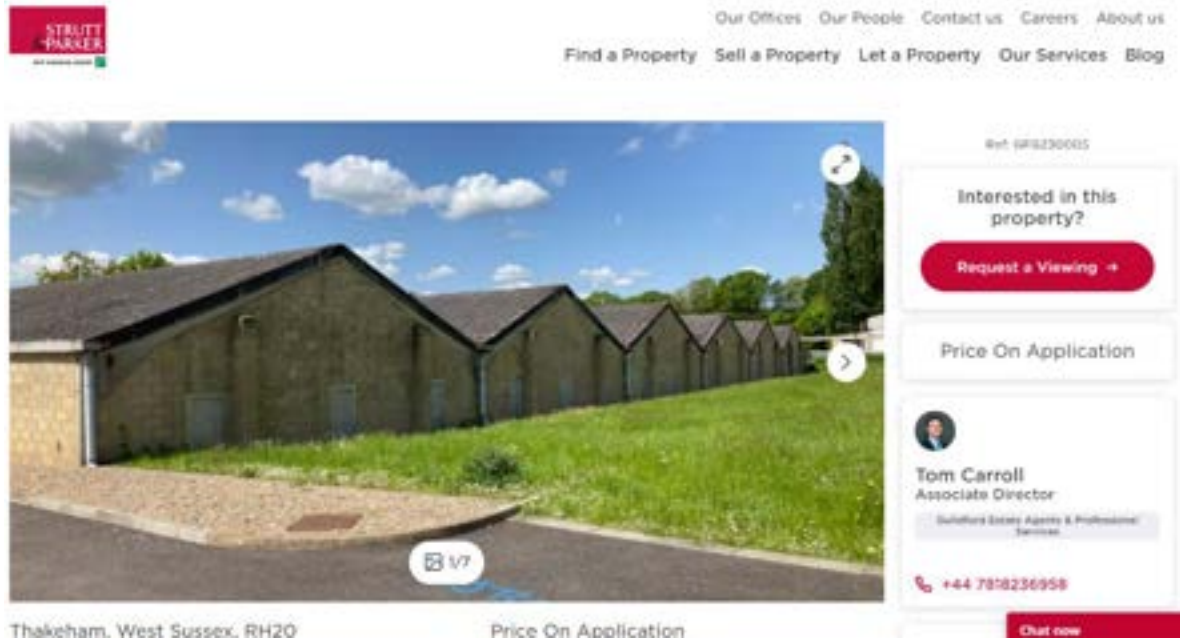
Full Name	
Business Name	
Address	
Telephone	
Email Address	

Bank Manager

Full Name	
Bank	
Address	
Telephone	
Email Address	

Appendix 2: Online Advertisement and Publication Screenshots

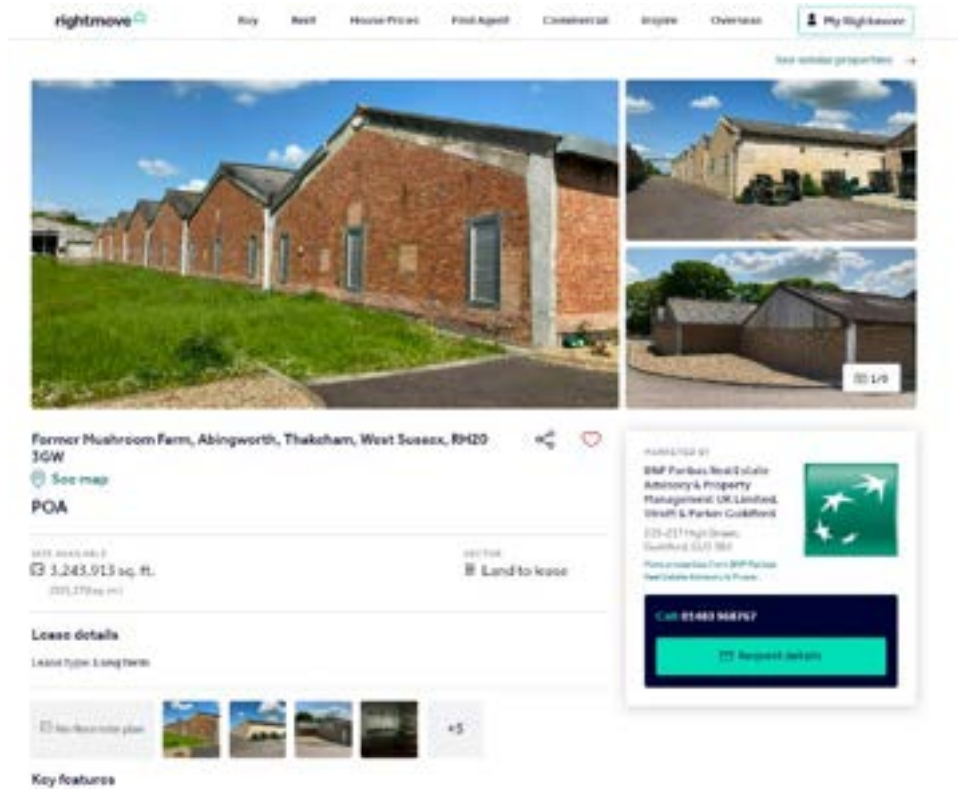
The Former Mushroom Farm was added onto **Strutt & Parker's** website on 22 August 2023.



The screenshot shows the Strutt & Parker website interface. At the top, there is a navigation menu with links: "Our Offices", "Our People", "Contact us", "Careers", "About us", "Find a Property", "Sell a Property", "Let a Property", "Our Services", and "Blog". The main content area features a large photograph of a long, single-story brick building with a pitched roof, situated on a grassy field. To the right of the image is a white sidebar containing the following information: a reference number "Ref: 093230005", a red button that says "Interested in this property? Request a Viewing +", the text "Price On Application", a profile for "Tom Carroll, Associate Director" with a "Suffolk Estate Agents & Professional Services" tag and a phone number "+44 7818236958", and a red "Chat now" button at the bottom.

Thakeham, West Sussex, RH20 Price On Application

Rightmove.co.uk on 22 August 2023



The screenshot shows the Rightmove.co.uk website listing for the Former Mushroom Farm. The top navigation bar includes "Home", "Buy", "Rent", "House Prices", "Find Agent", "Commercial", "Inspire", "Overview", and "My Rightmove". The main listing area features a large photograph of the brick building, a smaller thumbnail image, and a "1/9" indicator. Below the images, the text reads "Former Mushroom Farm, Abingworth, Thakeham, West Sussex, RH20 3GW" and "POA". It also displays "3,243,913 sq. ft." and "Land to lease". A "Lease details" section is partially visible. On the right side, there is a "MANAGED BY" section for "SMP Farbas Real Estate Advisory & Property Management UK Limited, Strutt & Parker Goldford" with a phone number "Call 01483 861617" and a "Request details" button. A "Key features" section is also visible at the bottom.

Former Mushroom Farm, Abingworth, Thakeham, West Sussex, RH20 3GW
POA
3,243,913 sq. ft.
Land to lease
Lease details
Key features

Appendix 2: Online Advertisement and Publication Screenshots

Financial Times – Property Listings on 24 August 2023

FT PROPERTY LISTINGS Powered by PropGOLuxury.com

HOME LOCATIONS LIFESTYLES STORES Sign In Free Registration FT

< BACK UNITED KINGDOM > ENGLAND > ABINGWORTH | Former Mushroom Farm, Abingworth, Thakeham, West Sussex, BN26, England, United Kingdom For Sale

< >

SUMMARY

For Sale
Price on Application
Property Type: Single Family Home

PROPERTY DESCRIPTION

DESCRIPTION

The property was previously operated by Monaghan Mushrooms, until its closure in May 2022 since which time the property has been vacant.

There is a total of approximately 315,771 sq ft of production buildings, together with 45,318 sq ft of pack house, storage, workshops and offices; 25,026 sq ft of ancillary buildings, and 3,505 sq ft of buildings in need of improvement or demolition.

Situated principally to the west of the buildings is 3.05 hectares (9.26 acres) of accommodation land, which includes tracks, yards, piles of hardcore and areas of concrete.

There is a further 15.8 hectares (41.59 acres) of ancillary land which lies adjacent to the horticultural operations on site.

In all, the property extends to a total area of approximately 30.14 ha (74.47 acres) with a total building measure of 380,708 sq ft

GET MORE INFORMATION

GUILDFORD Lettings
View more properties from

STRUTT & PARKER
Estate Agents

Call

Your Full Name

Phone, e.g. e(country)-(number)

Email

I am interested in Former Mushroom Farm, Abingworth.

Appendix 2: Online Advertisement and Publication Screenshots

Zoopla.co.uk on 3 October 2023

The screenshot shows a Zoopla property listing. At the top, the Zoopla logo is on the left, and navigation links for 'For sale', 'To rent', 'New homes', 'House prices', 'Agent valuation', and 'Instant valuation' are in the center. On the right, there are links for 'My Home', 'Saved', and 'Sign in'. Below the navigation is a link to 'Back to search results'. The main image is a photograph of a long, single-story brick building with a pitched roof and a paved area in front. To the right of the image is a sidebar for the agent, 'Strutt & Parker - Guildford Land Management', with a phone number '01583 220963' and buttons for 'Email agent', 'Share', and 'Save'. Below the image, the text reads 'Non quoting', 'Land for sale', 'Abingworth, Thetford EH20', and 'From 2,615,000 - 3,243,913 sq. ft.'.

Hort News, online advert. Live 1 September 2023

The screenshot shows the Hort News website homepage. At the top left is the 'Hort News' logo with social media icons for Facebook, Twitter, and LinkedIn. To the right is a banner for 'Vitalnova Nursery' with the text 'The ultimate blast resistant range for your ornamentals'. Below the banner is a navigation menu with links for 'HOME', 'NEWS', 'SUPPLIES DIRECTORY', 'OUR PUBLICATIONS', 'CLASSIFIED', 'EVENTS', 'JOBS', 'SUBSCRIBE NOW', 'CONTACT US', and 'LOG IN'. The main content area features several articles with images and headlines. The first article is 'FEATURED: Precision spraying tech improves apple protection in Kent'. Other articles include 'New camera weather means growth plans for UK's 15th annual Plum Festival', '£13.0M to reimagine outdoors of the future', and 'Forest Nurseries Firm, Abingworth, Thetford, West Sussex, MK20 2JH'. At the bottom, there is a large advertisement for the 'SOUTH WEST GROWERS SHOW' on Wednesday 4th October at the Marford Centre, Exeter. The website footer contains a privacy policy link and a 'ACCEPT' button.

Appendix 2: Online Advertisement and Publication Screenshots

Commercial Greenhouse Grower, online and published. September issue, quarter page. 1
September 2023

The screenshot shows a mobile browser view of the hortnews.net website. At the top, the address bar displays 'AA', a lock icon, 'hortnews.net', and a refresh icon. Below the address bar is a dark navigation bar with the text 'THE COMMERCIAL GREENHOUSE GROWER' in white, and a question mark icon on the right.

The main content area features a section titled 'HEAT HUBS' with a photograph of a long, narrow greenhouse filled with rows of plants. Below the photo is a caption: 'Greenhouses are supplied with water at 43°C, a temperature which is otherwise rejected in schemes where waste heat is used to heat homes or for power generation.'

To the right of the photo is a text article. The first paragraph states: 'in the UK where waste heat could potentially be made available to individual nurseries or clusters. One of the examples in the study is at Hinwil, Switzerland, where the local municipal waste to energy incinerator has been linked to two greenhouse businesses growing edible crops. "The greenhouses are supplied with water at 43°C, a temperature which is otherwise rejected in schemes where waste heat is used to heat homes or for power generation," says Mr Swain. "The Swiss have a preferential compliance policy which puts in place disincentives for businesses to waste heat, and incentives for ways to make use of it. So when the greenhouses were being planned they were directed to be located close to the energy from waste plant specifically to make use of the waste heat." Mr Swain says the success of this arrangement highlights the importance for growers of getting the contractual relationship with the heat provider right. "Growers need to be in control of their heat supply but potential heat-supply businesses might not always be happy for a third party to have that level of access," he says. "On the other hand, the waste to energy plant has a vested interest in ensuring growers can use the heat successfully, running and maintaining the equipment for the benefit of both parties. At the Swiss site the waste plant managers were willing to have the growers fully involved. "It has been so successful that neither grower has seen the need to invest in additional back-up heat systems." Mr Swain says the study made it clear how technology is not the main barrier to such a project. "It's about finding ways to collaborate that take account of the needs of both parties, and that both sides need to consider compromises," he says. "It has shown the kinds of contract solutions and heat demand and supply modelling that will be needed to make a project work."

Below the article is a red-bordered advertisement for 'Former Mushroom Farm, Abingworth, Thakham, West Sussex, RH20 3GW'. The ad includes an aerial photograph of the site and text: 'A FORMER MUSHROOM FARM AVAILABLE FOR AGRICULTURAL USE. ALTERNATIVE LAND USES MAY BE PERMITTED (SUBJECT TO THE NECESSARY CONSENTS). - Approximately 28,700 sq ft of buildings - Extensive pond areas and additional agricultural accommodation land - In all about 28.14 hectares (70.47 acres). Please contact: Sales@theonlineadvertiser.com | 01462 490 779'.

At the bottom of the page is a dark navigation bar with icons for a grid, a circular arrow, a magnifying glass, a trash can, a speech bubble, and a three-dot menu.

Appendix 2: Online Advertisement and Publication Screenshots

The Fruit Grower, online and published. September issue, quarter page. 1 September 2023.

AA hortonews.net

National Cherry & Soft Fruit Show

REPORT BY JOANNA WOOD

National Cherry and Soft Fruit Show delivers superb quality fruit

Show Chairman Tom Hulme and his committee returned to Macknade Fine Foods for the National Cherry & Soft Fruit Show judging in the upstairs room of the busy farm shop at Eversham, Kern in mid-July. After the Show the competition fruit was displayed in a prominent position at the entrance to the Macknade Food Hall and chip baskets and pastries were put on sale, thus ensuring that, as the committee says, "We continue to evolve how we present and make the most of the opportunity to maximise the interaction between the Show, the growers that enter the fruit, and the public".

Matt Hancock of Norton Folgate - a Show sponsor, along with DPS, Produce Packaging and Driscoll's - in his role this year as Master of the Worshipful Company of Fruiteers, invited a group of Liverymen to attend the Show and visit local orchards and a state-of-the-art cherry packhouse. Younger growers from NextGen were also invited.

Despite a challenging year, with cherry yields forecast to be halved, the judges of the cherry classes were full of praise for this year's entries. Cherry specialist Don Vaughan was tempted out of retirement again and said the quality was the best he could remember for years. In the end, the only way of separating the winners was



NextGen growers: (left to right) Alex Myatt, Tom Cannon, and David Hinchiff.

on taste, as visually they were all so good. Don was particularly impressed with the winning wholesale market pack of Kordia from FGA Farming: "super quality and so uniform", he commented. There were increased numbers of entrants for the soft-fruit classes this year and again the very high standard was praised by the judges.

Rachel Sands from Brian Piper Partners of Filmer's



The National Cherry & Soft Fruit Show is held in an upper room at Macknade Food Hall, Eversham, Kern.

Former Mushroom Farm, Abingworth, Thakeham, West Sussex, RM20 3JW



**A FORMER MUSHROOM FARM AVAILABLE FOR AGRICULTURAL USE
ALTERNATIVE LAND USES MAY BE PERMITTED
(SUBJECT TO THE NECESSARY CONSENTS)**

- Approximately 590,700 sq ft of buildings
- Extensive park areas and additional agricultural recreational land

is all about 56.14 hectares (13.87 acres)

Please contact: Sales@redwoodlandparc.com | 01482 800 770

FruitGrower

www.fruitgrower.com

Appendix 2: Online Advertisement and Publication Screenshots

The Vegetable Grower, online and published. September issue, quarter page. 1 September 2023.

The screenshot shows a two-page spread from a magazine. The left page features a large photograph of a woman in a pink cap and jacket, smiling. The article title is "UNDERSTANDING NUANCES OF PLANT NUTRITION HELPS TOWARDS HEALTHY CROPS". The text discusses plant nutrition and includes a sub-section titled "Optimising use of nutrients already in the soil". The right page continues the article and includes a sidebar advertisement for "Hort News" and a "Former Mushroom Farm" advertisement.

The screenshot shows the Hort News website's classifieds section. At the top, there are social media icons for Facebook, Twitter, and LinkedIn, and a search bar. The main navigation bar includes links for HOME, NEWS, SUPPLIER DIRECTORY, OUR PUBLICATIONS, CLASSIFIEDS, EVENTS, JOBS, SUBSCRIBE NOW, CONTACT US, and LOGIN. The "Classifieds" section is active, showing a grid of listings under the "Vegetable sector" filter. The listings include:

- Former Mushroom Farm**: A 10-acre site near Aldingworth, Thakham, W Sussex, suitable for agricultural use.
- Semi-retirement sale**: A property for sale due to semi-retirement, with details on requirements for the following.
- Irrigation Systems**: Greenup irrigation systems available for further information.
- Machinery for sale**: Nigel Dukes (AMS) Limited is selling various machinery including Bunnery & Marston's models.
- Machinery Supplier**: Furlens Group, a supplier of specialist machinery for vegetable, salad, and root crops.

Appendix 2: Online Advertisement and Publication Screenshots

Farmers Weekly, online and published, half page. 29 September 2023.



Yorkshire Dales investment farms

Chapel-le-Dale, via Ingleton, Carnforth
 Ingleton: 6.7 miles, Hawes: 13 miles, Settle: 14 miles

Equipped farms let on an Agricultural Holdings Act 1986 Tenancy. Two four bedroom farmhouse, various traditional and modern farm buildings, meadow, pasture and allotment land, common rights, significant natural capital in a stunning location close to Ribbleshead Viaduct. Freehold subject to tenancy | Council Tax Bands = D & C | EPCs = F & F.

About 329 acres | **Offers over £1.2 million**



Discover more

Will Douglas
 Savills York
 01904 617 800
 wldouglas@savills.com

Emma Hodgkinson
 Kemihead Barnett
 01539 751 993
 emma@kbnemett.co.uk




STRUTT & PARKER
AN SP PARSONS GROUP

West Sussex | Thakeham

A former mushroom farm available for agricultural use. Alternative land uses may be permitted (subject to the necessary consents).

Approximately 389,700 sq ft of buildings
 Extensive yard areas and additional agricultural accommodation land

In all about 74.47 acres (30.14 ha)

Philippa May-Somerville
 Guildford Land Management Department
 01483 400 770
 Guildford.Jmd@struttandparker.com





 /struttandparker
  @struttandparker
 struttandparker.com
 Over 45 offices across England and Scotland, including prime Central London.



Appendix 2: Online Advertisement and Publication Screenshots


Estates Gazette, print, quarter page and online composite part (emailed to subscribers) 30 September 2023

Former Mushroom Farm

Abingworth | Thakeham | West Sussex | RH20 3GW

- A former mushroom farm available for agricultural use. Alternative land uses may be permitted (subject to the necessary consents).
- Approximately 389,700 sq ft of buildings.
- Extensive yard areas and additional agricultural accommodation land.
- In all about 74.47 acres (30.14 ha).
- Interest invited

[FIND OUT MORE](#)





APPENDIX B

Marketing and Offers Received

(Redacted)

Marketing and Offers Received

The table below summarises the expressions of interest and offers on the site (during the marketing process which ceased in September 2024), including those detailed in the submitted marketing report and those that have come in subsequently.

Person	Date of Formal Expression of Interest	Offer or Expression of Interest Details	Analysis
B	16.10.2023	£xxx Light industrial and storage use Subject to further inspections with various contractors. Person B mentioned he has completed similar projects in the past.	Person B was asked to clarify what similar projects he had completed in the past and to provide a breakdown of his budget costings, which he had made clear his offer would be subject to. He was also asked to clarify his planning strategy for the site. In response to the above, he stated that he did not understand the relevance of the questions and that he wished to inspect with his contractors including a planning and environmental advisor. He would not obtain planning permission until the site had been purchased. He would demolish all of the buildings that would be unsuitable for conversion. This offer was rejected due to the uncertainty around the conditionality of the offer and on the basis that it is was subject to various other inspections.
F	16.10.2023	£xxx No details provided on the intent for the site	Person F was asked to confirm what his intentions were for the site and his planning strategy. He responded to this stating that he was moving some cash around, no clarification about his intentions were given. Despite requests, Person F did not provide information as to what his intentions were for the site, and concerns exist that he would be 'Land Banking' the site. As previously stated, it is known that the prospective purchaser has worked with developers in the past, and it was suspected that his intention was to develop the site for residential further down the line.
N	07.11.2023	£xxx per annum Storage for 3 years whilst working on a housing application. Would want to purchase within the next 3 years at £xxxx.	This prospective purchaser confirmed that he wanted to progress a planning application and provided detailed of previous residential development projects he had undertaken. It was also confirmed that his offer was based on a desire to secure rights over the site and to then pursue a residential application. For these reasons, this party's interest was dismissed. On acknowledging the rejection of his offer, Person N responded that he is now able to buy the site and would not need to lease it first. Since his initial offer, Person N subsequently updated his offer to include overage terms. He also offered to pay an extra £xxxx per annum on the purchase price at the time of purchase for the number of years that he rents it for. His purchase price of £xxx would be subject to a percentage uplift in any planning for residential housing that is achieved. This offer was again rejected on the basis that his longer-term intentions were to obtain planning permission for residential development
P	31.12.2023	£xxxx Intended to use the land for a range of purposes consistent with current planning policy and Thakeham Parish Council NP. It is hoped most of the site will continue to be used predominantly for horticultural and related agricultural purposes or remain as open green space. The current arable land would continue to be used for agriculture but could be rented to local people, charities, or agricultural college for carious uses such as market gardens, cutting flower, viticulture, and animal grazing. Any housing on the site would be designed to meet local need and might include starter homes to rent or buy for local people, housing for local older or disable people which would be built to a lifetime standard. A small-scale care home or rehabilitation centre or assisted living facility. Wooded area could be used as woodland burial sites and natural water course could be expanded to allow for a natural pond area.	On the basis of this description, it was felt that this offer was not policy compliant given that it was predicated upon consent for a housing development being incorporated - with interest from a housebuilder included as part of the offer. A key facet of this marketing exercise is to determine whether or not the existing/employment use is needed or viable (HDPF Policy 9). Likewise, notwithstanding the Neighbourhood Plan is out of date, Policy Thakeham3 does not list residential use as an alternative use of the site. For these reasons, offers for the site incorporating residential development are not considered to meet the HDPF Policy 9 and this interest has again therefore been discounted. Furthermore, despite requests, no proof of funds has been provided.
T	11.01.2024	30 per cent stake of the operational profit. Pending a successful feasibility, environmental study, planning permission and connection to the National Grid, intends to develop part of the site into a 15MW solar farm. 25 year term.	Extensive discussions were held with this party although it became apparent that their bid was based upon an on-going % share of "operational profit", rather than a capital / land payment. This offer was not considered to be acceptable for various reasons including because no certainty existed in regards to achievable profits or when the site would be operational. The offer was also subject to various caveats / conditions including securing planning, the results of an environmental study and a requirement to secure suitable connections to the National Grid, which was not assured.

Appendix B

			Recent correspondence with Person also confirms that development finance would need to be secured once an offer has been accepted, thus there are no funding currently available for the proposed development. For these reasons this interest was again also discounted.
U	13.05.2024	To secure planning for residential housing at a level that will be supported by the parish council, say 25–75 units, as well as five acres of commercial development and ten acres of community green space. Twenty-five acres would be absorbed into Mr. Steadman's existing holding for use alongside his existing farming and viticulture interests, with the remaining twenty-nine acres registered formally for BNG (biodiversity net gain). No formal offer amount	No formal offer or proof of funds has been provided to consider this a viable offer.