

Please reply to: Commercial

Our Ref: ST/00450

Your Ref:

Elizabeth O'Shea
29 Cefn Coed Road
Cwmavon
Port Talbot
SA12 9LR

sent via email only: lizhilloshea@gmail.com

8th May 2020

Dear Mrs O'Shea

Re: Kingdom Hall, Roman Road, Banwen

We write further to your recent request for us to provide an updated marketing report to support your change of use planning application in respect of the above premises and we therefore comment as follows.

The subject premises was initially placed on the open market on 27th July 2019. We advise that the subject premises was offered for sale at a proposed asking price of £76,500 (seventy six thousand five hundred pounds). We are also of the opinion that the quoting price proposed, based on market evidence, appeared to represent fair value and this was evident by the large number of enquiries received during the marketing campaign.

We advise that the property was previously occupied as place of worship and community hall, which unfortunately received diminishing visitor numbers over the past few years and this was the reason for marketing the premises for sale. We therefore advise that the subject premises was offered for sale as a former community hall/ place of worship (Use Class D1).

Marketing particulars of the subject premises were immediately distributed to a total of 20 applicants that were actively seeking commercial premises within the surrounding Neath area. We further advise that a marketing board was placed at the subject premises with the property details displayed on our website as well as various established property portals such as Zoopla and On The Market. A total of 6 viewings were undertaken.

We further advise that the subject premises is situated within a relatively rural location, whereby occupiers within the immediate vicinity comprise only private residential dwellings. It is therefore likely that demand for any form of commercial use will be limited given its location.

Therefore based on the above evidence and the feedback received during this market period, we are of the opinion that the subject premises was marketed sufficiently and would be suitable for a change of use to a residential dwelling to avoid subject premises remaining vacant.

I trust that the above is sufficient but if you require anything further, please do not hesitate to contact me.

Yours sincerely



Sean Thomas MRICS
Director/ RICS Registered Valuer & Chartered Surveyor
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