

Mr Dan Goodman
The Harkalm Group
11 Rosemont Road
London
NW3 6NG

5th July 2021
Our Ref: DM/sh

Dear Mr Goodman

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Re: 7 Moor End Road, Northenden, Manchester M22 4JQ

I write further to our conversation regarding the above mentioned property.

Thomas Willmax Ltd were instructed to commence marketing of 7 Moor End Road on 6th July 2020 via Graham Foster of the Trustees of the Manchester, Wythenshawe, Congregation of Jehovah's Witnesses.

The property is a part two storey detached with single storey rear extension. The accommodation offers D1 use and comprises of reception hallway, reception room and main hall, with the benefit of a basement storage. The first floor is either accessed through the hall or via a separate entrance to the rear and provides a further 3 rooms, plus a kitchen, bathroom and staff room. To the front of the building there is brick block hard standing providing parking for numerous cars. Gated access to the side of the property leads to a small enclosed rear garden.

The property is situated on a reasonably busy road surrounded by predominantly fully occupied residential properties. There are also a great number of primary and secondary schools within the local vicinity. Northenden is a busy area and benefits from good road links to Manchester City Centre, the motorway network and Manchester Airport.

Upon marketing instruction we contacted all of our registered clients from investors to end users over a variation of categories including places of worship, children's nurseries, residential development, consulting medical and workshops. As well as an email mailshot we also listed the property onto our website as well as other prominent commercial websites such as Rightmove and Movehut.

Reviewing the result of the marketing campaign and advertising we found that this resulted in a number of viewings over a five month period, however the main interest we received was from the builders and developers looking to potentially convert to residential flats. There were no parties interested in retaining the building as a place of worship taking advantage of its current use. Once the property went under offer we have had a few further enquiries however none being from places of worship.

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The strongest interest we received was for the conversion to a children's day nursery which in our opinion would be an ideal use for the building.

I trust all the above is all you require for the time being, however please feel free to contact me should you have any queries.

Kind regards
Yours sincerely



SARAH HAWKINS
THOMAS WILLMAX

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