

Mr Matthew Phillips
Planning Officer
Environment and Planning
Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Our ref: JRE/CSW276

E-mail: james.evans@halls.gb.com

2ND August 2016

Dear Matthew

Re: The Royal Oak, Fennant Road, Ponciau, Wrexham, LL14 1HL

I write to confirm that we began marketing the above property in October 2014 on behalf of Admiral Taverns, with an asking price of £155,000. The price was then reduced on the 14th January 2015 to £130,000 this was due to the lack of interested that had been received by that point and also the fact that the vendors were anxious to dispose of the property. Overall we had received a total of sixteen expressions of interest and two other viewings had been conducted, with feedback being that the parties were no longer interested in the property. A sale was then agreed to Paul Arnold Evans and Pamela Hughes in May 2015 for a price of £120,000.

I trust this provides you with the required information, should you have any questions please do not hesitate to get in contact.

Yours sincerely

A handwritten signature in blue ink, appearing to be "James Evans", written over a light blue circular watermark.

James Evans, BSc (Hons) MRICS
Commercial Valuer
Halls Holdings Limited

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