

CLUTTONS

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25 JUL 2007

19th July 2007

Dear Mr Howell

A415 Newbridge River Thames Crossing


Thank you for your letter of 11th July which we received here on the 16th. This happened to coincide with the second stage of our bidding process on the land we have been selling for the Pickford family as per the enclosed particulars. You will see that Lot 6 was guided at £60,000 and in the event we received bids for the whole property including Lot 6 and a separate bid for Lot 6 amounting to just over £66,000.

As you can imagine, we had to inform the prospective bidders of your letter and the likely outcome of the current programme for the bridge and inevitably their bids in respect of Lot 6 have been withdrawn. Naturally our clients will now look to the County Council to purchase this land on the basis that it has been irretrievably blighted.

I understand that this matter is likely to be formally approved in early September and at which point the County would then be in a position to proceed with an acquisition of the land. Can I suggest that the matter is left in abeyance until after that meeting and then perhaps you could come back to us. I assume the County would be prepared our client's legal costs and surveyor's fees in the normal way under the Land Compensation Act and related legislation provision.

I look forward to hearing from you.

Yours sincerely



H E T St John BSc FRICS
Partner

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