

Appendix. Ref. 2 – Correspondence

Knight Frank



J M Majid Esq
Tall Trees
Green Lane
Yarm
Cleveland
TS15 9PE

19 August 2011

**SUBJECT TO CONTRACT
WITHOUT PREJUDICE**

Ref: JP / MS

Dear Javed

Tall Trees

Further to our conversations a few weeks ago, I can confirm that I have again been back out to the market to the national house builders in respect of selling the residential element of the above site. It is now becoming clear that the national house builders are not prepared to put any more time and resources into formulating a bid until the issues around the conditions on planning are resolved.

From my discussions with the house builders they have informed me that any onerous conditions attached to the planning will stop them from bidding. They have stated on numerous occasions that if in the current market if they have to rely on third party obligations to carry out various works then there is far too much risk attached to the site.

I do not believe that I can carry out any further marketing until these issues have been resolved and look forward to hearing from you in the near future.

Kind regards

Yours sincerely

James Platts MRICS

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Date: 1st July 2011

Our Ref. SL/KS

Your ref:

040711

SL/KS

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Dear James

Re: Tall Trees, Yarm

I have had a quick look at the Decision Notice and the s106 agreement for this site.

Condition no. 7 of the planning approval seeks to link approved application with an application for works at the hotel as approved by application ref: 04/3905/EIS.

It would be difficult for us or any developer to commit to the purchase of this housing element of these proposals having to rely on a third party to undertake the works to the Hotel within set timeframes.

There is no link with the s106 agreement so it might be worth seeking to remove or vary the condition under s73 of the Town and Country Planning Act 1990 which would make the site more attractive.

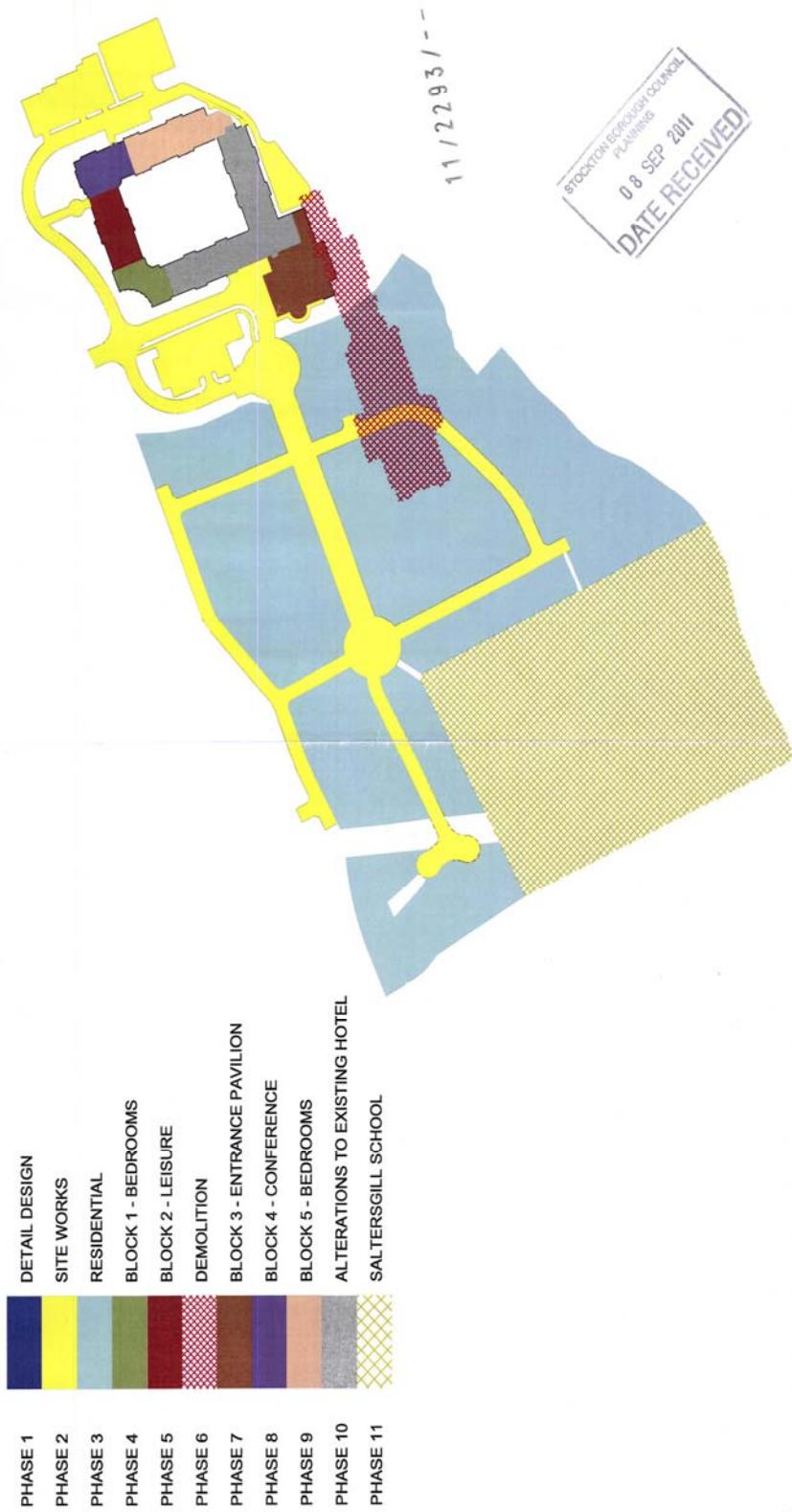
Yours sincerely

Stephen Litherland
Planning Manager



11/2293/VARY – Tall Trees Hotel,

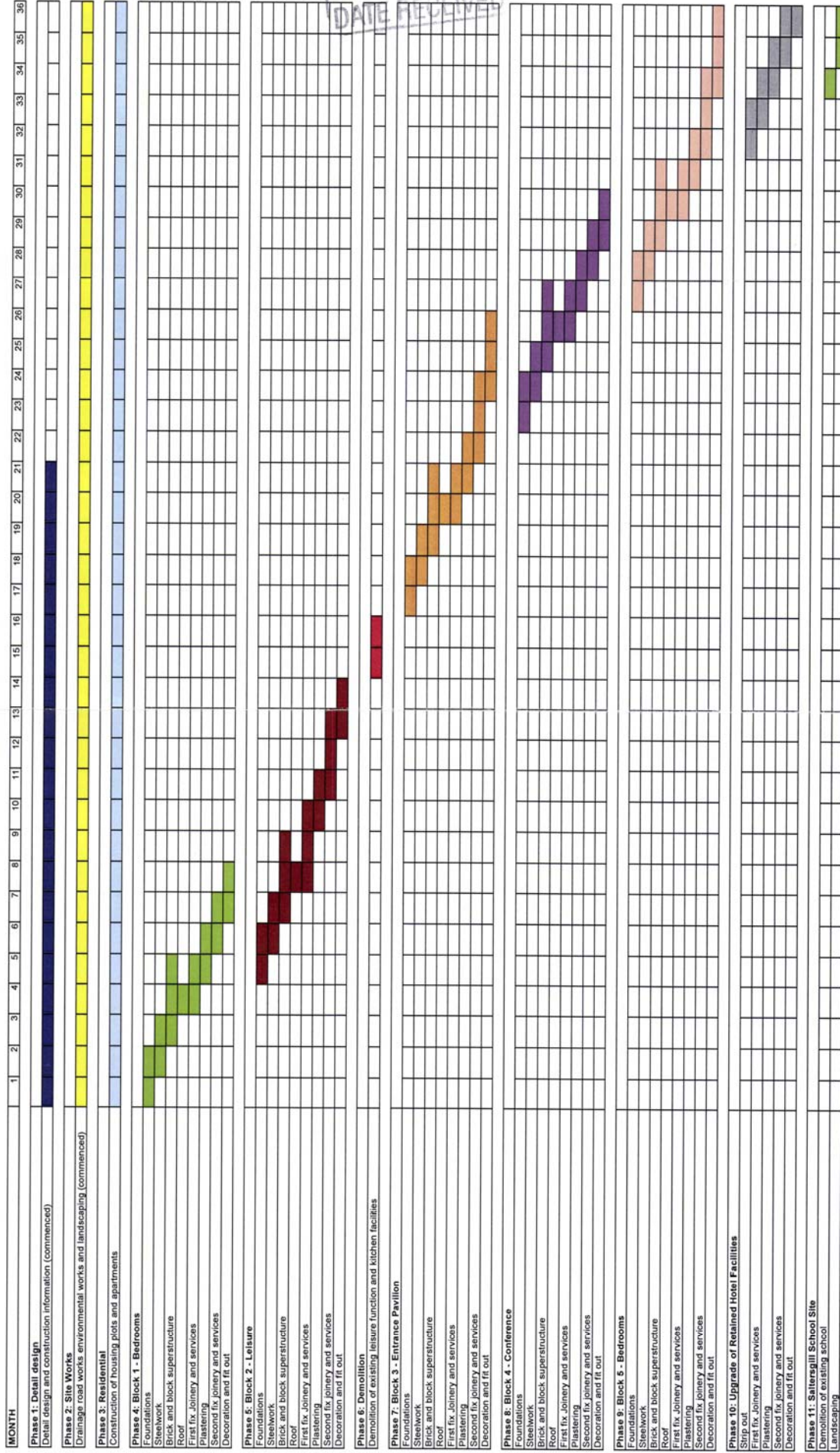
Appendix. Ref. 3 – Phasing plan and schedule



TALL TREES HOTEL

11/22/20

HOTEL AND RESIDENTIAL DEVELOPMENT: PHASING BAR CHART



To be read in conjunction with drawing no 1017/010