

Our ref:  
Your ref:

Ash House  
Falcon Road  
Sowton Industrial Estate  
Exeter EX2 7LB

Direct Line: 01392 312545

30 November 2007  
By email and Post

Dear Mr

**THE PRINCE OF WALES PUBLIC HOUSE, STOURBRIDGE ROAD, HAGLEY**

Thank you for your letters dated 7 and 14 November addressed to our solicitors, Eversheds LLP about the Prince of Wales public house.

In your letter dated the 7 November you asked whether any agreement had been made to sell this property. I can confirm that we have not entered into an agreement with anyone to sell the Prince of Wales public house, but we have started our disposal procedures.

You also asked about a Court Order excluding the security of tenure provisions from the lease to . . . . . This Order was made on 15 April 2004, ie prior to 1 June 2004. I understand that you have been provided with a copy of the lease which refers to the Court Order, so this information should already be in your possession.

In your second letter you have asked about the garden decking and conservatory, I can only repeat what was said in Eversheds' letter to you dated 13 November 2007.

In summary the items are physically attached to the land and cannot be removed without significant damage to the property. They constitute landlord's fixtures which were not removed before the end of the lease and execution of the Possession Order. Therefore you are not entitled to remove either the decking or conservatory from the Prince of Wales public house.

The pub is not for sale on the open market, there are a number of procedures that have to be completed before that can happen. The first is to offer the property back to the former owners in accordance with the Criche! Down Rules. A copy of the rules can be found here:

<http://www.communities.gov.uk/publications/planningandbuilding/circularcompulsorypurchase2>, where they can be downloaded or purchased. In the meantime we are considering a short term let of the property. I am sure you will understand that any negotiations we have with prospective tenants are confidential.

The reason we are not prepared to offer you the opportunity of leasing the property is because we decided that this would not be appropriate in view of the previous breaches which are well documented.

If you have any further questions about the Prince of Wales public house it would be helpful if you could address them to Mr: [redacted] Ash House, Falcon Road Exeter EX2 7LB.

Yours sincerely

National Property Management and Disposal Team  
Email: [david.field@highways.gsi.gov.uk](mailto:david.field@highways.gsi.gov.uk)