APPENDIX 1

Letter from Fleurets dated 13 September 2010

NW-912516/TJM/mkm

13th September 2010

Mr & Mrs Dignan
75 The Haven
Whaley Lane
Whaley Bridge
High Peak
Derbyshire
SK23 7BA

Email:
gary@dignan.f9.co.uk
andrea-dignan@hotmail.co.uk

Dear Mr & Mrs Dignan,

Navigation Inn, Johnson Street, Whaley Bridge, SK23 7LU

I write further to our recent telephone conversation when you asked if I could provide you with an outline of the marketing that has been undertaken with regard to this property.

Given the reasons for your request I feel it would be pertinent to briefly outline the reasons for the disposal of the unit. This property is one of a number of public houses owned by Punch Taverns, where we have acted on their behalf in disposing of the freehold interest. Generally, they have been disposing of "bottom end" public houses that have demonstrated declining trading performance and in most cases have proved difficult to find a tenant, who would be prepared to take the property on a substantive agreement. I believe that the Navigation Inn falls into this category.

I have never been provided with profit and loss accounts for the business. This is normal in these circumstances where our clients held the freehold interest and let the property out on a tied lease. We do however have historic barrelage information which I detail below:-

Year	Barrelage
2005/6	27
2006/7	121
2007/8	56

Following this erratic trading pattern, I initially carried out an inspection of the property on behalf of Punch Taverns on 20th April 2009. At the time of the inspection, the property was closed and I was advised by a local key holder that the business was no longer trading.

Following my inspection I provided Punch with marketing advice. It was agreed that we would commence marketing with a guide price of £ Formal marketing commenced on the 14th May 2009.

The marketing undertaken can be summarized as follows:-

- For Sale board erected
- Included in Fleurets On market magazine
- Property entered onto Fleurets website
- Hotlist/contacts advised on sale
- Fleurets Buyer Alert – e-mail to all registered applicants on Fleurets database with a property requirement matching the subject property
- In-house property particulars prepared
- Viewings were arranged by appointment

In total, sales details were distributed to 5,254 parties who were registered on Fleurets database. Further specific enquiries were received from 145 parties. These were from a mixture of sources including For Sale board, website, referral etc. We undertook formal viewings at the property, which were attended by 2 separate parties. These inspections took place over May & June.

Following interest from yourself, a deal was negotiated at £ and solicitors were instructed on 23.06.2009 with completion occurring 21.09.2009.

To summarize, the property has been openly and extensively marketed. This resulted in a number of enquiries but there were a limited number of parties who viewed the pub and no other offers were received.

Should you require any further information please do not hesitate to contact me.

Regards

Yours sincerely

Tim Martin