

**APPENDIX 2:
CORRESPONDENCE WITH ST. PAUL
STREET INVESTMENTS**

23 November 2015

Axis Property Consultancy LLP
Free Trade Exchange
37 Peter Street
Manchester
M2 5GB

St Paul's Street (Investments) Limited
Lodge House
12 Town Street
Horsforth
Leeds
LS18 4RJ

Tel: 0161 300 7760
Fax: 0161 834 5377
www.axisllp.com

Our Ref: KLO/lam

Dear Sirs,

SCHEME: PROPOSED ROAD IMPROVEMENT AT THE JUNCTION OF NEW LINE/HARROGATE ROAD, BRADFORD

PROPERTY: 911 HARROGATE ROAD, BRADFORD

We are instructed to act for the City of Bradford Metropolitan District Council in relation to the proposed road improvements at the junction of New Line and Harrogate Road, Bradford.

We have been asked to contact you in order to discuss the proposed scheme in more detail and to learn more about your property in this location. At this stage, the scheme is in its 'design' phases and your comments will help with the finalisation of the Council's proposals.

We would therefore be grateful if could contact the undersigned to arrange a convenient time to meet.

We look forward to hearing from you.

Yours faithfully

L. Mearcalf

PP
Kate Okell MRICS
For and on behalf of
AXIS PROPERTY CONSULTANCY LLP

DDI: 0161 300 7765
Email: kateokell@axisllp.com



Our ref: ANC/SC

16 December 2015

Ms K Okell MRICS
Associate Partner
AXIS Property Consultancy
2nd Floor Free Trade Exchange
37 Peter Street
Manchester M2 5GB

SUBJECT TO CONTRACT

Dear Ms Okell

911 HARROGATE ROAD, BRADFORD

I write to confirm that I have been instructed by St Paul's Street Investments Limited all in respect of your interest on behalf of the City of Bradford Metropolitan District Council in the above mentioned premises.

Please address all future correspondence via myself.

Yours sincerely

A N CARTER, FRICS



Coronet House, Queen Street, Leeds LS1 2TW
tel: 0113 245 1447
fax: 0113 244 4175
email: enquiries@cartertowler.co.uk
www.cartertowler.co.uk

Department of Regeneration

Planning, Transportation and Highway
ServiceHighway Design
2nd Floor Jacob's Well
Bradford
BD1 5RWMr Kilmartin
St. Pauls Street (Investments) Limited,
Lodge House
12 Town Street
Leeds
LS18 4RJTel: (01274) 437630
E-Mail: richard.day@bradford.gov.uk
My Ref: R/N/AK/101463
Your Ref:

Date: 09 March 2016

Dear Mr Kilmartin,

**PROPOSED JUNCTION IMPROVEMENT AT NEW LINE / HARROGATE ROAD, BRADFORD.
SCHEME UPDATE**

As you may be aware, the City of Bradford Metropolitan District Council is seeking to undertake a junction improvement scheme at Harrogate Road / New Line. The purpose of the scheme is to improve traffic flow, reduce congestion and improve pedestrian safety. Improving this junction has been an aspiration of the Council for many years and the City Council has now received approval from the West Yorkshire Transport Fund to progress the scheme.

By way of update, in Autumn 2015 the Council appointed Lambert Smith Hampton (LSH) as their land agents and valuers to advise on land and property acquisition. Over the past few months LSH has been meeting with land owners, occupiers and other interested parties to open up discussions regarding the acquisition of land and rights which are required. These discussions will continue as the scheme progresses.

More recently a company called TerraQuest has been appointed to undertake a Land Referencing exercise. Land Referencing involves research into the ownership and occupation of land which is subject to, or in close proximity to the Council's development proposals. The Council will use this information to ensure that all parties with a proprietary interest in the affected land are kept informed of the scheme and receive appropriate notifications. TerraQuest will be in the area undertaking the aforementioned research over the coming weeks and they may also send you formal correspondence in the post.

Finally, you may be aware that on 1st December 2015 the Council made a formal resolution to commence the compulsory purchase processes. This is required so that in the event negotiations to acquire the relevant land and property by agreement fail, the Council has a method to secure the property interests required for the scheme. Nevertheless it is the Council's desire to acquire property by 'agreement' as opposed to acquire the appropriate land and property interests by implementing the proposed compulsory purchase order, and efforts to do so will continue as the scheme progresses.



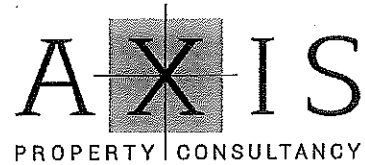
Going forward, the Council will continue to update you with information to ensure that all businesses and land owners are kept fully informed of the process. In the meantime, should you have any queries in relation to this letter, please do not hesitate to contact one of the following:-

- For general information about the scheme: Richard Day, Principal Engineer, CBMDC on 01274 437630 or Henryk Bak, Senior Engineer on 01274 437662
- For queries relating to land acquisition, valuation or compensation: Kate Okell, Chartered Surveyor, Axis Property Consultancy LLP on 0161 300 7765

Yours Sincerely



Richard Day
Principal Engineer



1 August 2016

Axis Property Consultancy LLP
Suite 4C
Manchester Club
81 King Street
Manchester
M2 4AH

A N Carter FRICS
Carter Towler Chartered Surveyors
Coronet House
Queen Street
Leeds
LS1 2TW

Tel: 0161 300 7760
Fax: 0161 834 5377
www.axisllp.com

Subject to Contract

Our Ref: KLO

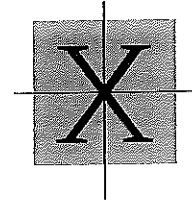
Dear Andy,

SCHEME: HARROGATE ROAD / NEW LINE JUNCTION IMPROVEMENT SCHEME
PROPERTY: 911 HARROGATE ROAD BRADFORD
OWNER: ST PAULS STREET (INVESTMENTS) LTD

As you are aware, Bradford Metropolitan District Council (BMDC) ('the Council') is seeking to acquire land along Harrogate Road in order to facilitate a junction improvement scheme. The Council is hoping to acquire properties on a 'by agreement' basis and to this end I am instructed to make a formal open offer to purchase land (the 'Property') from your client on the terms outlined below.

Proposed Terms of Transaction

- Purchaser:** Bradford Metropolitan District Council.
- Vendor:** St Pauls Street (Investments) Ltd
- The Property:** 911 Harrogate Road, as shown more clearly shaded pink on the enclosed plan.
- Tenure:** We have not inspected any title documentation and have assumed that the Vendor's interest is held freehold.
- Purchase Price:** £55,000 (Fifty Five Thousand Pounds).
- Compensation:** Basic Loss Payment: £4,125 (Four Thousand, One Hundred and Twenty Five Pounds)
- Timing:** The transaction is to take place as soon as possible.
- Conditions:**
1. Subject to formal Council approval
 2. Subject to Contract
 3. Proof of Title



4. The Purchaser will be responsible for the reasonable surveying and legal costs incurred by the Vendor in relation to the negotiation and settlement of this transaction, subject to the Council's Fee Policy. For the sake of clarity the Vendor's conveyancer will be expected to prepare draft contract and transfer documentation.
5. The property is to be purchased subject to the following lease:-
 - i) A lease to Miamillion Ltd dated 14 September 2015.
6. The Vendor agrees to make no objection, formal or otherwise, to any future Compulsory Purchase Order (CPO), Sides Road Order or any statutory consent process, e.g planning.
7. The Vendor agrees that the Purchase Price is in Full and final settlement of all and any claims which can be made in relation to the Council's road widening scheme and any future Compulsory Purchase Order (CPO) which is made to facilitate the same.
8. The Council reserves the right to produce this letter as evidence of its attempt to acquire the property by agreement.

I trust the foregoing is of interest and I would be happy to discuss any aspect of the offer should you have any queries. In the meantime please be aware that we will shortly be contacting your client's tenant to discuss the Council's proposals in more detail with them.

I look forward to hearing from you.

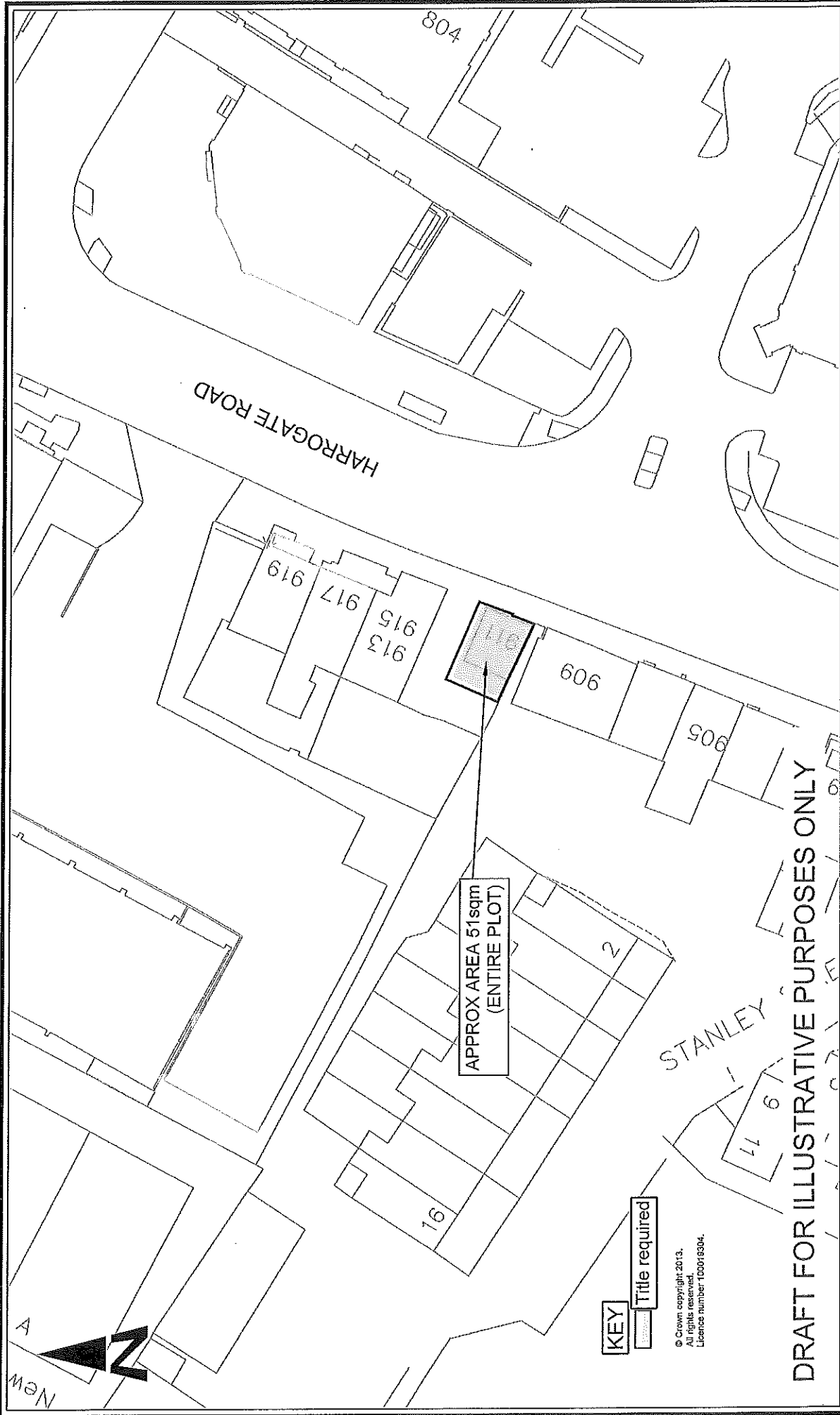
Yours sincerely

AP *L. McKeay*

Kate Okell MRICS
For and on behalf of
AXIS PROPERTY CONSULTANCY LLP

DDI: 0161 300 7765
Email: kateokell@axisllp.com

Enc



KEY
 [Symbol] Title required

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DRAFT FOR ILLUSTRATIVE PURPOSES ONLY

City of Bradford MDC Department of Regeneration 11, The Quadrant, Bradford, West Yorkshire, BD1 1RY		Project: HARROGATE ROAD / NEW LINE JUNCTION Client:	
Design: ADM Scale: 1/50 Engineer in Charge:	Drawn: ADM	Checked: RAD	Released: ADM Date: MAR 16
ADM 22.03.16 Initials:	Date:	Drawing Title: 911 HARROGATE ROAD LAND REFERENCE PLAN PLOT No. 18 Drawing No. R/P17H/MH/103196/LAND REF 18	



Our ref: ANC/SC

8 August 2016

Ms K Okell MRICS
Associate Partner
AXIS Property Consultancy LLP
Suite 4C, Manchester Club
81 King Street
Manchester M2 4AH

10 AUG 2016

SUBJECT TO CONTRACT

Dear Ms Okell

911 HARROGATE ROAD, BRADFORD
St Pauls Street (Investments) Ltd

Thank you for your letter of 1 August, all concerning the above.

I regret that your initial offer is so significantly distance from our valuation and that of our client that we feel it is unlikely that the matter can be dealt with by agreement.

Should you wish to significantly reconsider your proposal, I would be happy to discuss the matter with you further. Nonetheless, I believe you must take into account that small secure investments of the nature of the subject property cannot be valued without taking a very significant cognisance of the scale of the property and the wide spectrum of potential purchasers seeking a return on investment better than that which is regularly receivable via the banks or other investment institutions.

Yours sincerely


A N CARTER, FRICS



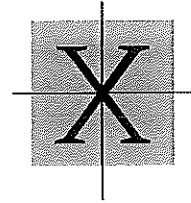
Coronet House, Queen Street, Leeds LS1 2TW

tel: 0113 245 1447

fax: 0113 244 4175

email: enquiries@cartertowler.co.uk

www.cartertowler.co.uk



19 September 2016

Axis Property Consultancy LLP
Suite 4C
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81 King Street
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M2 4AH

A N Carter FRICS
Carter Towler Chartered Surveyors
Coronet House
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LS1 2TW

Tel: 0161 300 7760
Fax: 0161 834 5377
www.axislp.com

Our Ref: KLO/lam

Dear Mr Carter

SCHEME: PROPOSED ROAD IMPROVEMENT AT THE JUNCTION OF NEW LINE/HARROGATE ROAD, BRADFORD

PROPERTY: 911 HARROGATE ROAD, BRADFORD

I refer to your letter of 8th August 2016 in respect of the above.

I note that your client has refused the offer to acquire his premises. I would be happy to review the offer however I would kindly ask you to inform me of your own assessment of value and provide details of supporting evidence for consideration.

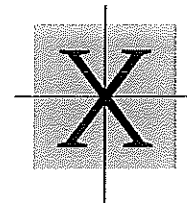
I look forward to hearing from you.

Kind regards

Yours sincerely

Kate Okell MRICS
For and on behalf of
AXIS PROPERTY CONSULTANCY LLP

DDI: 0161 300 7765



29 September 2016

Axis Property Consultancy LLP
Suite 4C
Manchester Club
81 King Street
Manchester
M2 4AH

A N Carter FRICS
Carter Towler Chartered Surveyors
Coronet House
Queen Street
Leeds
LS1 2TW

Tel: 0161 300 7760
Fax: 0161 834 5377
www.axisllp.com

Our Ref: KLO/lam

Dear Mr Carter

SCHEME: PROPOSED ROAD IMPROVEMENT AT THE JUNCTION OF NEW LINE/HARROGATE ROAD, BRADFORD

PROPERTY: 911 HARROGATE ROAD, BRADFORD

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I note that your client has refused the offer to acquire his premises. I would be happy to review the offer however I would kindly ask you to inform me of your own assessment of value and provide details of supporting evidence for consideration.

I look forward to hearing from you.

Kind regards

Yours sincerely

Kate Okell MRICS
For and on behalf of
AXIS PROPERTY CONSULTANCY LLP

DDI: 0161 300 7765

**Department of Place
Transportation and Highways Service****Major Highways**4th Floor Britannia House
Bradford, West Yorkshire BD1 1HX

Tel No: 01274 437662

Minicom: 01274 392613

Email: henryk.bak@bradford.gov.uk

My Ref: P/PTH/MH/103196/LA

Mr P Kilmartin
St. Pauls Street (Investments) Limited
Lodge House
12 Town Street
Horsforth
LEEDS
LS18 4RJ

11 January 2017

Dear Mr Kilmartin

HARROGATE ROAD/NEW LINE JUNCTION IMPROVEMENT SCHEME, BRADFORD**PROGRESS UPDATE, APRIL 2016 – JANUARY 2017**

As you may be aware, the City of Bradford Metropolitan District Council (CBMDC) ('the Council') is moving forward with plans to upgrade and improve the junction of Harrogate Road (A658) and New Line (A657) ('the Scheme').

The junction carries substantial volumes of traffic and is currently over capacity at peak times. The improvement works being put forward are designed to reduce congestion and offer improved and safer provision for pedestrians and cyclists. Details of the proposals can be seen at <https://harrogateroadnewline.com>.

Over the past few months we have been working hard to bring the Scheme forward. Below is a brief update of some of the key activities that have been undertaken.

Consultation

In June 2016, the Council appointed communications consultant, Counter Context, to assist with a pre-application public consultation exercise. The consultation programme ran for approximately four weeks during August and September 2016 and it included a 'drop-in' session where members of the public could speak directly with the project team.

Over 200 people from the local area got in touch over the four week period and over 140 people attended the drop-in session. Respondents welcomed the attempts to reduce congestion and make the junction a safer place for pedestrians; over 60% either supported or strongly supported the Scheme. All comments submitted during the consultation are being considered by the Council's project team before the finalisation of the proposals. A summary of the feedback will be provided in the 'Statement of Community Involvement', which will be submitted as part of the planning applications for the Scheme, which will be lodged with the Council shortly.

Continued ...



Land Acquisition

Our appointed Surveyors, Lambert Smith Hampton c/o Axis Property Consultancy have continued to meet with property owners, occupiers and other interested parties in relation to the acquisition of land required for the Scheme. Agreements are starting to be reached on a voluntary basis and discussions will continue with the remaining affected landowners.

Whilst we are keen to acquire land on a voluntary basis and all efforts will continue in this regard, we must also ensure the Scheme can be brought forward in a timely fashion and this requires having certainty on land acquisition. With this in mind we anticipate progressing a Compulsory Purchase Order (CPO) and a Side Roads Order (SRO) in spring 2017. A CPO, if confirmed, will enable the Council to acquire and take possession of the land required for the Scheme. A SRO is a statutory process which is required because the Scheme proposes to alter existing means of private access.

Planning, Environmental and Design Matters

In June 2016, the Council appointed external planning consultants, Fairhurst to prepare and submit planning and listed building applications in relation to the Scheme. These applications are expected to be submitted in the near future and will trigger their own statutory consultation period.

We have also continued to work on other important components of the Scheme, such as air quality, noise, heritage, drainage, car parking and landscaping. Some of these matters will be factored in to the final design of the Scheme whilst others will form part of the Council's reasons and justifications for making the CPO and may also form part of the information submitted as part of the planning process.

Land Referencing

The Council's appointed land referencing firm, TerraQuest will soon be undertaking the final stages of research into the ownership and occupation of land. This research will be used to ensure that all parties with a legal interest in the affected land are kept informed of the Scheme and receive appropriate notifications. The information will also be used to prepare the necessary plans and schedules which are needed for a Compulsory Purchase Order (CPO). TerraQuest will be in the area undertaking the aforementioned research over the coming weeks and they may also send you formal correspondence in the post.

We will continue to update you with information to ensure you are kept fully informed of the process. In the meantime, should you have any queries in relation to this letter, please do not hesitate to contact one of the following:-

- For general information about the Scheme: Henryk Bak, CBMDC, Senior Engineer on (01274) 437662.
- For queries relating to land acquisition, valuation or compensation: Kate Okell, Chartered Surveyor, Axis Property Consultancy LLP on (0161) 300 7765

Yours sincerely


Henryk Bak
Senior Engineer



Kate Okell

From: Kate Okell
Sent: 20 February 2017 09:27
To: 'Nick Carter'
Subject: 911 Harrogate Road, Bradford

Dear Nick,

I refer to my email of 19th January 2017 and note that I do not appear to have received a response.

I am keen to try and progress our discussions in relation to the above property and to this end, would be grateful to hear from you in the near future.

Kind regards

Kate Okell MRICS
Associate Partner

Axis Property Consultancy
Suite 4C, The Manchester Club
81 King Street
Manchester
M2 4AH

T: 0161 300 7765
M: 07740 347082
E: kateokell@axisllp.com

AXIS
PROPERTY CONSULTANCY

****Please note our new address****

Kate Okell

From: Kate Okell
Sent: 08 June 2017 14:28
To: Nick Carter
Subject: RE: 911 Harrogate Road, Bradford

Nick,

Many thanks for clarifying.

Is your client still open to negotiating a sale of his property on a 'by agreement' basis? If so I would be grateful if you could let me know the price he seeks so that I may consider this further.

Kind regards

Kate Okell MRICS
Associate Partner

Axis Property Consultancy
Suite 4C, The Manchester Club
81 King Street
Manchester
M2 4AH

T: 0161 300 7765
M: 07740 347082
E: kateokell@axisllp.com



From: Nick Carter [mailto:ncc@dwdllp.com]
Sent: 08 June 2017 14:18
To: Kate Okell <kateokell@axisllp.com>
Subject: RE: 911 Harrogate Road, Bradford

Dear Kate,

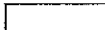
I am indeed instructed in this matter.

Kind regards,

Nick Carter
BSc (Hons) MRICS
Senior Associate



Chartered Surveyors
& Town Planners
21 Garlick Hill
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M: 07763 622 230
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From: Kate Okell [mailto:kateokell@axisllp.com]

Sent: 08 June 2017 11:11

To: Nick Carter

Subject: 911 Harrogate Road, Bradford

Nick,

I refer to our previous exchange of correspondence and note that I have not heard from you for some time. I'd be grateful if you could confirm whether you are still instructed to act in this matter.

Many thanks

Kate

Kate Okell MRICS
Associate Partner

Axis Property Consultancy
Suite 4C, The Manchester Club
81 King Street
Manchester
M2 4AH

T: 0161 300 7765

M: 07740 347082

E: kateokell@axisllp.com



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Kate Okell

From: Kate Okell
Sent: 28 November 2017 15:41
To: 'Nick Carter'
Subject: 911 Harrogate Road, Bradford


Nick,

I refer to our exchange of emails earlier this year and wondered whether your client would still consider entering into negotiations for a sale of the above property?

I look forward to hearing from you.

Many thanks, Kate

Kate Okell MRICS
Associate Partner

 Axis Property Consultancy
suite 4C, The Manchester Club
81 King Street
Manchester
M2 4AH

T: 0161 300 7765
M: 07740 347082
E: kateokell@axisllp.com

 **AXIS**
PROPERTY CONSULTANCY

Kate Okell

From: Kate Okell
Sent: 20 December 2017 12:59
To: 'Nick Carter'
Subject: RE: 911 Harrogate Road

Nick,

Many thanks for your email. I will be in touch once I have had the opportunity to review in detail.

Kind regards

Kate Okell MRICS
Associate Partner

Axis Property Consultancy
Suite 4C, The Manchester Club
81 King Street
Manchester
M2 4AH

T: 0161 300 7765
M: 07740 347082
E: kateokell@axisllp.com



From: Nick Carter [mailto:ncc@dwdllp.com]
Sent: 20 December 2017 11:56
To: Kate Okell <kateokell@axisllp.com>
Subject: 911 Harrogate Road

Dear Kate,

Following on from our conversation last week, please below my thoughts in relation to Harrogate Road.

Current Situation

On 1ST August 2016, you made an offer of £55,000 for the freehold interest in the property detailed above. There was also a basic loss compensation payment of £4,125 and you would take responsibility for all fees.

My client will consider a sale of the property by agreement but the offer which has been made to date does not reflect the true value of the property. You have asked me to express my opinion of the value of the property, I have set this out below.

I understand from our conversation that the Council are progressing with the Scheme and are proposing to make a CPO in the next week – this will be formally published in early January. As you may expect, we will be making an objection.

The Property

The property comprises a ground floor retail unit with ancillary space above. I have checked the land registry and attach a copy of the title register and plan. The freehold title includes the footprint of the existing building together with a parcel of land to the rear.

The property was let to Miamillion Ltd by way of an agreement dated 14th September 2015 – the rent passing was £5,500 per annum. I understand you have reached an agreement with the tenant and as the consequence, they have exercised their break option. My client has owned the property for many years as an investment and there has never been a void – the property benefits from good prominence and proximity to Sainsbury's and other large retail units. Costa taking the unit opposite in 2011 is further evidence of Greengates junction being an excellent trading location.

The property comprises:-

Ground Floor – 160 sq ft (NIA) / 194 sq ft (GIA)

First Floor – 153 sq ft (NIA) / 197 sq ft (GIA)

Total – 313 sq ft (NIA) / 391 sq ft (GIA)

175 sq ft DTL
The property sits on a site of 434 sq ft.

Development Prospects

There is the potential to extend the property to the rear over 2 floors subject to obtaining the necessary consents which we consider in the absence of the scheme would be forthcoming.

BCIS puts build costs for shops in Bradford at 726 per sq m (£67 psf). There is the opportunity to construct some 400 sq ft of additional floorspace over ground and first floor. This would facilitate the creation of an enlarged ground floor retail area with a 400 sq ft one bedroom residential flat above.

Assuming an overall build cost of £90 psf to include professional fees and profit – this would give a project cost of £36,000.

Evidence

RESIDENTIAL

We are aware of a number of transactions in the immediate vicinity where flats sold above commercial premises. 917a Harrogate Road sold in Aug 2011, the property comprised a 2 bedroom flat and sold for £75k.

<http://www.rightmove.co.uk/house-prices/detailMatching.html?prop=36180335&sale=27012687&country=england>

933 sold in Apr 2015 for £137,00 but is significantly larger.

<http://www.rightmove.co.uk/house-prices/detailMatching.html?prop=32248449&sale=27012750&country=england>

I have assumed the flat would achieve £70k.

COMMERCIAL

In terms of the ground floor space, we are aware of the following transactions.

70-76 New Line let to Gills Fish and Chips in May 2015 – the rent agreed was £15,000, the property comprised 1,000 sq ft. This equates to £15 psf.

907 Harrogate Road let in August 2012 – the rent quoted was £8,000, the property comprised 309 sq ft which equates to £25.80 psf.

As the property was let in Sept 2015, the subject is the most recent letting in the immediate vicinity and provides the best evidence. I have analysed the rent of £5,500 to be £31 psf assuming first floor is valued at 1/10th of ground floor space.

YIELD

↓
17742 sq ft ITRA

We are aware of the following transactions:

A private individual purchased 917 Harrogate Road in August 2011 for £75,000 – the property comprised 346 sq ft. This equates to a capital value of £216 psf.

572 Thornton Rd sold in Feb 2016 for £78k – the property comprised a 569 sq ft shop which was let at £3,840 per annum. The sale price reflected a yield of 4.79%.

Valuation

Flat - £70,000

Ground floor – 380 sq ft (site area less 50 sq ft to create access to first floor) at £31 psf = £11,780 per annum.

Yield of 7.5% - £157,066

Less void and rent free (6 months) - £156,437

TOTAL GDV – £226,437

Less Costs + finance etc = £60,000

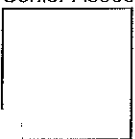
This gives a value for the property of **£166,000**.

My client would also anticipate being due basic (7.5%) and occupiers loss (2.5%) payments totalling £16,600. Once the property is vacant, they will be re-occupying the property for the purposes of file storage.

I look forward to discussing the above with you in more detail in the New Year. I hope you have a good Christmas.

Kind regards,

Nick Carter
BSc (Hons) MRICS
Senior Associate



Chartered Surveyors
& Town Planners
6 New Bridge Street
London
EC4V 6AB

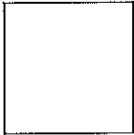
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Nick Carter
BSc (Hons) MRICS
Senior Associate



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Kate Okell

From: Kate Okell
Sent: 15 March 2018 11:14
To: 'Carter, Nick'
Subject: RE: Fwd: The City of Bradford Metropolitan District Council (Harrogate Road / New Line Junction Improvement Scheme) Compulsory Purchase Order 2017
Attachments: 911 Harrogate Road, Bradford

Nick,

Thanks for your email and for taking the time to call me earlier.

As discussed, it would be helpful if you could respond to my email of 11th January (attached herewith for ease of reference) so I can understand your position on the points I raised therein.

I note that you don't feel a meeting would be beneficial at the moment and would prefer us to see if it is possible to narrow down our areas of valuation difference before doing so. I am happy to do this and therefore look forward to receiving your response to my 11th Jan email in the first instance.

Kind regards,

Kate

Kate Okell MRICS
Associate Partner

Axis Property Consultancy
Suite 4C, The Manchester Club
81 King Street
Manchester
M2 4AH

T: 0161 300 7765
M: 07740 347082
E: kateokell@axisllp.com

 **AXIS**
PROPERTY CONSULTANCY

From: Carter, Nick [mailto:Nick.Carter@eu.jll.com]
Sent: 15 March 2018 10:35
To: Kate Okell <kateokell@axisllp.com>
Subject: FW: Fwd: The City of Bradford Metropolitan District Council (Harrogate Road / New Line Junction Improvement Scheme) Compulsory Purchase Order 2017

Kate,

Thanks for your email. JLL have been instructed to act on behalf of St.Paul's in this matter.

Can you resend me your email of the 11th Jan. Please see my contact details below.

Kind regards,

===== Forwarded message =====

From : Kate Okell <kateokell@axisllp.com>

To : "nick@fairmileinvestments.co.uk" <nick@fairmileinvestments.co.uk>

Date : Tue, 13 Mar 2018 11:52:52 +0100

Subject : The City of Bradford Metropolitan District Council (Harrogate Road / New Line Junction Improvement Scheme) Compulsory Purchase Order 2017

===== Forwarded message =====

Nick,

I refer to your letter of objection dated 2nd February 2017 (which I assume was meant to be 2018) to the above Compulsory Purchase Order (CPO).

I also refer to your email dated 26th February 2018 notifying me of your departure from Dalton Warner Davis (DWD) and advising me that you are nevertheless still retained to act for St Paul's Street Investments in this matter.

Further to your letter of objection, I would welcome the opportunity to meet with you and your client to discuss their grounds of objection in more detail and to see if any of their concerns can be resolved. To this end, I would be grateful if you could kindly revert with potential dates for a meeting at your earliest convenience.

In the meantime it would also be helpful if you are able to respond to my email of 11th January 2018 in which I set out my valuation, comparable evidence and rationale for the offer of compensation dated 1 August 2016.

I look forward to hearing from you.

Kind regards

Kate Okell MRICS

Associate Partner

Axis Property Consultancy

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81 King Street

Manchester

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M: 07740 347082

E: kateokell@axisllp.com

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Kate Okell

From: Kate Okell
Sent: 24 September 2018 11:22
To: 'Carter, Nick'
Subject: 911 Harrogate Road, Bradford

Nick,

I refer to my email of 13th September 2018 which included draft Heads of Terms relating to the acquisition of this property.

I am conscious that the Public Inquiry is fast approaching and would be grateful for your urgent response so that we may hopefully get this matter resolved.

Kind regards

Kate Okell MRICS
Associate Partner

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