

Directors of Box Property Group
Carlton House
Maudrell Road
Calne
Wiltshire
SN11 9PU

28th October 2025

Dear Sirs,

Re: 11A, Quemerford, Quemerford, Calne, Wiltshire, SN11 0AR- Marketing Update

We have now been on the open market since the 26/08/2025. We have only had one physical visit in this time period with the expectation of achieving a lot more than this for a development opportunity. A detached in-fill home with a good address. The viewing rates on-line with Rightmove would suggest that there has been very high interest. We normally aim for around 1,000 visits on-line. 11a, Quemerford has as of yesterday had 2,136 visits in the last 60 days.

Speaking and interacting with possible purchasers has been very encouraging in respect of the design and layout of the home plus positioning on the plot. The feedback is that the overall package is being welcomed and is well thought out.

The major sticking point/feedback from prospective purchasers seems to be that it is a development for the Over 55's. We are experiencing reluctance to development plots with negative restrictions. The retirement market at present is flooded with homes not selling so this restriction is very damaging. The restriction feels inappropriate in that there are no restrictions like this in the immediate area. To the rear of the home are chalet bungalows that do attract a mature market without the need for age restrictions.

We have very recently sold a development opportunity in Cherhill with no expectation of unfair restrictions. To encourage development we ideally need to have the restriction removed. The retirement market at present is flooded with homes not selling so the restriction is very damaging.

We will obviously give it our best.

Yours sincerely,

Peter Vujakovic
Director