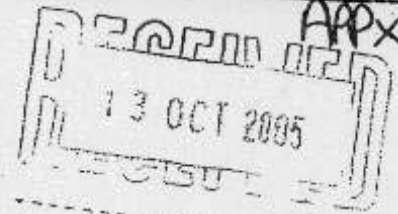


Commercial & Industrial Property

St Thomas's Square, Salisbury, Wiltshire, SP1 1BA
Telephone: 01722 330333 Facsimile: 01722 412130
www.w-w.co.uk mail@commercial.w-w.co.uk

The Jonathan Barlow Partnership
Rivers Suite
Fairoaks Airport
Chobham Surrey
GU24 8HU



Our Ref: AGJC/PIA/1006

6th October 2005

Dear Sirs,

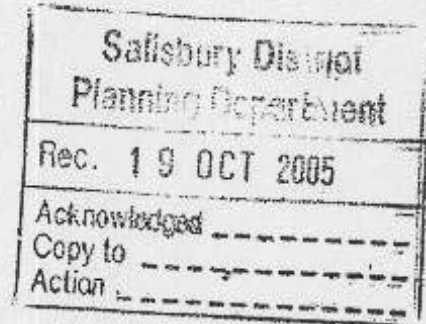
The Bams, Manor Cottage, Fisherton de la Mere

We refer to our recent meeting regarding the above and understand that further information is required in connection with the economic viability of converting the barns to industrial/office premises.

In accordance with our instructions we have looked at the availability of commercial premises to the north-west of Salisbury, the rental levels being achieved for similar properties and how long it has taken for the properties to sell or let.

Current Availability

1. Fonthill Estates
Offices:- Suite 1,184 ft² 2, 205 ft²
Storage: Two units of 1,385 ft²
2. Chilmark
Office suite: 1,100 ft²
3. South Newton
Industrial unit: 2,875 ft²
4. Durrington
Industrial unit: 4,258 ft²
5. Sutton Mandeville, Eastern Works
Industrial unit: 3,080 ft²



RESIDENTIAL LAND & NEW HOMES COMMERCIAL FARM & RURAL

Salisbury 01722 424524 Romsey 01794 512129 Ringwood 01425 472421

Fordingbridge 01425 655900 Marlborough 01672 515252 Shaftesbury 01747 852242

Commercial and Industrial Department at St Thomas Square Salisbury SP1 1BA 01722 330333

Associated with Woolley & Wallis Salisbury

Associates:
John Savage MNAEA
Andrew Brown
Ben Marshall MSc MRIC
Jonathan Young FRICS FA
Consultants:
Alan Walton BSc FRICS IRRV
Stephen Boyes-Lee FNAEA

tyman FRICS FAAV
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rdon-Smith MA FRICS
arland FRICS FAAV
ey FRICS FAAV
chran BSc MRICS
FNAEA
naid MNAEA
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6. Wilton
 Offices: 2,068 ft²
 Showroom: 2,606 ft²
 Workshop: 6,606 ft²

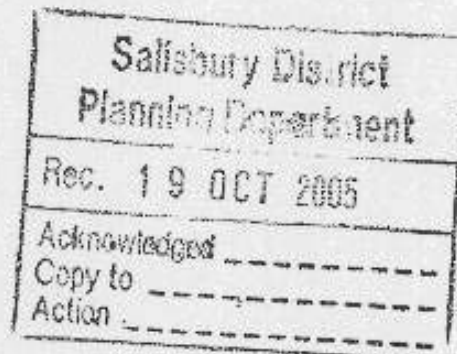
Total Available Space 26,752 ft² (2,785 m²)

Rental Levels

The following rental levels have been achieved over the last three years on industrial units and office suites in the local area:-

Industrial

1. Dinton Business Park
 12 units ranging in size from 795 ft² up to 11,609 ft². £3.20 – £3.50/ft²
2. Oakley Business Park
 5 units ranging in size from 2,400 ft² up to 4,800 ft².
 Unit 4 let in March 2003 £2/ft²
 Unit 3 let in May 2003 £3.50/ft²
 Unit 6 let in March 2004 £3.29/ft²
3. South Newton Industrial Estate
 Unit 3 let in December 2002 £3.12/ft²
 Unit 5 let in June 2004 £3.57/ft²



Offices

1. Manor Farm, Chilmark
 Unit 9 let in October 2003 at £8.50/ft²
 Unit 11 let in January 2003 at £8.60/ft²
2. Fonthill Estate
 We understand office rentals achieved are generally around £8 - £9 per ft².

Timing

Oakley Business Park

Five industrial units at Oakley Business Park were put on the market in January 2001 and eventually let in March 2004.

South Newton

Three industrial units were put on the market in November 1999 and were eventually let by June 2004.

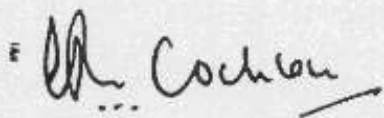
- Manor Farm, Chilmark

Unit 9 was put on the market in June 2003 and let in November 2003. Unit 11 was put on the market in November 2001 and let in December 2002.

As can be seen from the above timescales individual units can take between six months and a year to let but small developments of several units will take many years before they are fully let.

We hope the above information is suitable for your purposes if you have any queries do let us know.

Yours sincerely,

A handwritten signature in black ink that reads "A J G Cochran". The signature is written in a cursive style with a long horizontal stroke at the end.

A J G Cochran

a.cochran@commercial.w-w.co.uk