

BOCM

COMMERCIAL ESTATES GROUP

BOCM/1

23rd June 2010

Mrs Kath Perkins
Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire LN8 3EH

Dear Mrs Perkins

Olympia Park, Selby

I write to confirm our continued interest in the Selby Farms site adjacent to the A63 at Selby. As you know, I have already met with Dave Codling of Roger Tym and Partners and Richard Cooper of BOCM PAULS.

Commercial Estates Group (CEG) has an extensive track record in the development of mixed use sites and we understand that Olympia Park has been identified for possible release in the draft Core Strategy for potential residential, employment and higher value retail uses. This type of mixed-use scheme is precisely the type of scheme that CEG has a track record in procuring and given its prominent location, a deliverable proposition should be attractive to the market.


We understand that there are a number of potentially significant infrastructure and servicing costs involved in bringing the site forward and we would be keen to work with all the landowners to identify ways to alleviate these.

CEG invests where it can add significant capital or rental value over the long term. We are entrepreneurial and flexible and are used to dealing with large complex sites throughout our portfolio. One specific example would be Kirkstall Forge in Leeds where we have secured planning for 250,000 sq ft office space, over 1,000 residential units and significant new infrastructure in the form of a new train station.

We will be happy to continue our dialogue on the basis that we work towards an understanding between Selby Farms Ltd, the wider land ownerships and CEG for a possible future development partnership.

I will be in touch shortly to discuss next steps.

Yours sincerely



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23rd September 2011

Dear Richard

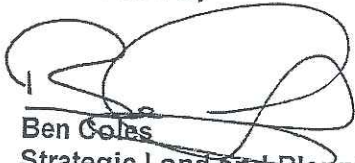
RE: OLYMPIA PARK STRATEGIC DEVELOPMENT SITE, SELBY

Further to our recent discussions with Spawforths, we understand that Selby District Council has confirmed Olympia Park as its sole strategic development site in the Selby LDF Publication Draft Core Strategy.

We fully appreciate that a strategic site of this scale will require more than one house builder to facilitate development of the site within the LDF plan period, however we are pleased to confirm our interest in working with you and discussing how we might deliver future housing development on the Olympia Park site.

I trust that this letter clarifies our position and we look forward to further detailed discussions with you. Please do not hesitate to contact me if you have any specific questions for us.

Yours sincerely



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