APPENDIX 1

Property Values and House Prices

These pages contain letters from Estate Agents relating to difficulties with the selling and marketing of some properties near some windfarms.

With the exception of the first, letters are sourced from www.countryguardian.net

The Letter from Russell & Munton is our own, and relates to our own home.

The letters are dated over a 10 year period.
Ref: RG/FP

29th April 2008

Mr and Mrs Davis
The Farm House
Grays Farm
North Drove
Spalding
Lincs
PE11 3JX

Dear Mr and Mrs Davis,

Re: Proposed Sale of The Farm House, Grays Farm, North Drove, Spalding

Further to your letter dated 26th April 2008 regarding the proposed selling of the above mentioned property. Whilst I understand the difficulty of the situation you are placed in with the problems caused by the wind turbines, until such problems have been resolved I am not able to place a current market value on the property as I do not believe any prospective purchaser would want to inhabit the property, or, indeed in the current climate, whether any mortgage lender would be prepared to lend on the property.

I am therefore sorry to say that I find myself in the rare situation of having to decline any instructions to market the above property, until such problems have been resolved to the satisfaction of any prospective purchaser or their mortgage lender.

Yours sincerely,

Russell Gregory MNAEA
Munton & Russell
Dear Sirs

Re: Reeds Cottage, Fosse Lane, The Gauntlet, Bicker, Nr Boston
Hickson to Matthews – Subject to Contract

We are very sorry to have to say that our Client has withdrawn from the above proposed purchase. They are extremely distressed to do so due to having discovered by chance the existence of the proposed wind farm development. The decision was confirmed when they visited a wind turbine in operation in Swaffham and the visual intrusion from one tower was enormous. Apparently there is outrage in the area to the proposed development. Our Clients are obviously disappointed that they did not learn of this proposal earlier and that searches did not reveal such matters.

We return your paper herewith.

Yours faithfully

BROCKINGTON WADE
Dear Mr Cuthbert

RE: MILL COTTAGE, MILL LANE, HOLLYM, HU19 2SE

I write to inform you Mr & Mrs Caldera who viewed the property on the 10th March 1999 are no longer interested in your property due to the proposed Wind Turbine development in the area.

We are sorry for any inconvenience this may have caused you and thank you for your cooperation.

Yours sincerely

PAM HALL F.R.A.E.A
ASHDALES

Mr Cuthbert
Mill Cottage
Mill Lane
Hollym
HU19 2SE

0112
31/03/99
30th May 2000

*Dear*

Further to our telephone conversation last week I confirm that I have withdrawn your property from the market.

As discussed since the proposed Windfarm planning application was published enquiries for your property have fallen off dramatically. It is obviously very disappointing that this situation has arisen after such a promising response to the early marketing which resulted in an excellent number of viewings. There is however, little point in continuing to market as any serious purchaser will be immediately put off by the prospect of a nearby Windfarm.

On a more general note I have a prospective purchaser of a property at Merthyr Cynog having serious doubts over it's proximity to the proposed site.

I will keep the file pending until planning application is resolved at which time I trust we will be able to re-market the property.

Yours sincerely

Michael Rylands
Manager
Russell Baldwin & Bright

*The vendor do not wish their identity or that of their property to be disclosed.*
Dear Mr. Henry,

**WIND TURBINES**

You asked me about the effect on property values that a large wind turbine would have assuming it was within a reasonable proximity.

In general terms any structure that can be viewed as an intrusion into the countryside such as electricity pylons or wind turbines will have a detrimental effect, however, it is very subjective and different purchasers will view the blight to lesser or greater degrees. Usually it will not only effect the value of the property, but also saleability which is not necessarily the same thing.

Generally speaking the higher the value of the property the greater the blight will be and the effect on its value in percentage terms. Starting at the lower end of the scale most people looking to buy a house at £30,000 to £40,000 are not too concerned about it’s outlook particularly as many of these types of houses are situated on roads or in towns etc. As you go up the value scale buyers generally become more discerning and the value of a farmhouse maybe affected by as much as 30% if it is close proximity to the wind turbine. Those houses that are in ear shot are likely to be affected worst of all.

Interestingly the higher the value of the house, the greater the impact of the structure such as wind farm will have over a further distance. In other words at the lower end of the scale a house may only be affected if it has an outlook within half a mile, whereas with a larger house the effect may stretch up to a considerably longer distance, particularly where the house has a pleasant rural outlook at the moment. This would probably affect it over a much longer distance say of 2-3 miles.

Obviously the further away the less the impact on value.

I hope this is of some help in terms of a general pointer and it was certainly our experience at Winterton when that wind farm was built. Obviously, as I understand it, the structures there are nothing like as high as the ones proposed it Stockton.

Yours sincerely,

[Signature]

M MILES