

Torpoint Town Council

From: Huggins Marine <office@hugginsmarine.com>
Sent: 31 July 2024 14:46
To: Milly Southworth
Cc: Cllr John Tivnan
Subject: Torpoint old fire station.

Dear Milly & John, As you are aware in the past we were involved in the purchase of the old fire station. which was unfortunately aborted by the council at the eleventh hour due to change in government policy at that time some 6yrs ago sadly at great cost to ourselves as we had got to point of exchange of contracts. At that time we had no choice as to carry on and complete with the adjacent NHS building which as you are aware our flying freehold projects under the old fire station. Obviously this is not a ideal situation for council and any future plans for re development because of the complexity of ownership.

Nevertheless i would hope perhaps that now new government policy may have changed again. i would still like to express our continued interest in the purchase of the freehold of the old fire station, and thought it prudent and make sense to the council and ourselves as the main developer in the town to have the whole site in one ownership for any chance of it to be developed in the near future. should it again fall into separate ownership the complexity of it being developed for much needed housing would be very unlikely and certainly not to the benefit of the town.

For the councils consideration we are a cash purchaser with no need for surveys, contamination reports ECT, we already aware of the issues and qualified to handle all hazardous materials i.e. asbestos ECT in the property this itself would save the council considerable money in expensive surveys and remedial works. To keep everything totally transparent happy to discuss instructions of independent valuations on the property and happy to pay fair market value in a quick transparent cash purchase.

look forward to your comments in due course.

regards Shaun Huggins

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Regards
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