

Date: 04.06.2024

Dear sirs,

Tudor Sales and Lettings until recently have been based on the high street in Mirfield and remain a prominent rental agent for the town due to our knowledge of the area and Rightmove move/ Zoopla advertising campaigns. We have also managed the majority of the Ledgard Bridge Mill rentals since the completion of the development in 2007 (therefore we have a 17 year track record of knowing exactly what the needs of the rental market are in this specific location of Ledgard Bridge Mill) but also the wider Mirfield area.

Mirfield itself is a very popular location due to the excellent road network (M62 junction 25 is 2 miles away so all major cities are accessible) and rail links (Leeds/Huddersfield/Manchester/Liverpool line), plus an attractive town centre and close proximity to a rural landscape in Upper Hopton and Emley within minutes.

The location of Ledgard Bridge Mill specifically has always created a very high level of rental interest. For people working in Leeds, Huddersfield or Manchester the train station is adjacent to the development and for parents there are popular schools close to the development (Hopton Primary School/ Crowlees Junior School plus Castle Hall Academy and Mirfield Free Grammar). In addition to this people can easily walk from the development into the town centre to shop/work/enjoy the local bars and restaurants.

Time and time again we are approached for 2 bed property availability both within the existing Ledgard Bridge Mill and also in the wider Mirfield area and there just simply is not the supply for 2 beds. The vast majority of the properties in Ledgard Bridge Mill are 1 bed properties. This works well for singles however the rental market is much broader than this and there is a far larger group of people who require a 2 bed rather than a 1 bed property option to suit their needs. The breakdown of the properties in Ledgard Bridge Mill is as follows;

- There are 125 apartments in total
- Out of these 125 apartments only 19 are two bedrooms. Out of these 19 two bedroom properties it is our opinion that 13 number are small and only 6 number are truly suited to multi/shared occupancy.

The enquiries we have received for the past few years for the 2 bed market are as follows;

- Couple who would prefer the spare of 2 beds
- Families (1 or 2 children if children are small can share a bedroom)
- Single/ separated families
- Professionals who would use the second bedroom to work from home
- Retirees/ elderly people who have downsized and feel that apartment living offers a "safe" place to live
- People who have re located to be nearer their family (therefore require a second bedroom for them to stay).

Businesses- we also have business contacts who have rented from us many times over the past 20 years such as the

They specifically want to be based within walking distance of the factory.

To conclude therefore if there was an increase in 2 bed properties in Mirfield this would satisfy the lack of suitable accommodation for the vast amount of enquiries that we receive on a daily basis.

Yours sincerely

Matthew Tudor MARLA
Director