

To Whom it may concern

Our Ref:

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Date: 22 July 2014

Dear Sirs,

**Milln Gate Properties Limited (Millngate) and Breckland Council.
Development of a new Tesco Superstore at Castle Acre Road
Swaffham, Norfolk**

On behalf of Breckland Council, I am very pleased to provide a positive reference for Millngate, specifically related to the Council's partnering arrangement with the Company, concerning the development of a Tesco superstore on Council owned land at Castle Acre Road, Swaffham.

In particular Millngate:

- Adopted a determined, confident and tenacious attitude throughout the whole exercise, from its first site viewing, seven years ago, right through the major economic downturn, to the opening of the new Tesco store in June of this year.
- Maintained a consistent and professional approach in all its dealings with my Council and its team.
- Proved its strapline "adding value to property" by enhancing the value of a three acre, redundant and derelict industrial site, with a very low value, to a very high value, associated with the development of a 37,000 sq.ft food store.
- Proved to be the perfect partner throughout by operating within the terms of its agreement with us and in keeping us fully appraised.

Our expectations were exceeded, and I have no hesitation in recommending Millngate to other landowners in a partnering capacity.

We would hope to work with Millngate again on other projects and would particularly like to thank Tony Sweeney, managing director, and consultant, Tony Cotsworth for all their hard work and dedication in producing for Breckland one of its most successful flagship projects to date.

Yours faithfully,



Ralph Burton
Strategic Property Manager
Breckland Council