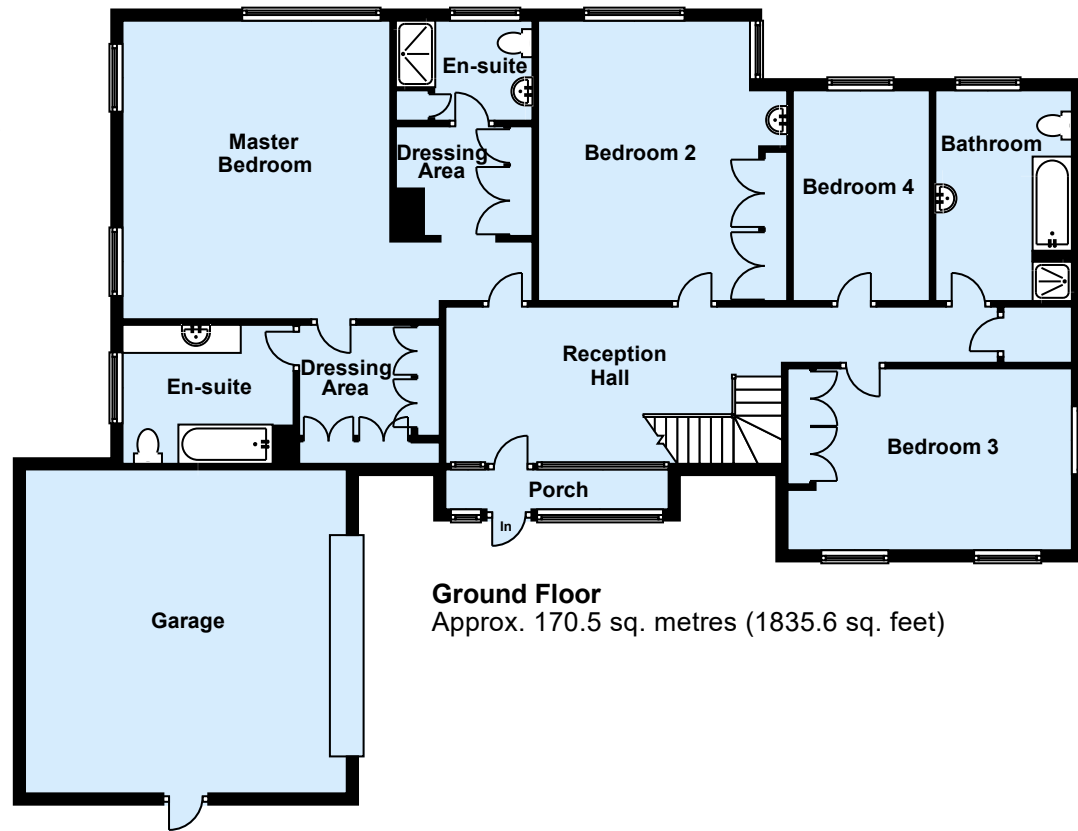


Lower Ground Floor
 Approx. 139.6 sq. metres (1502.9 sq. feet)



Ground Floor
 Approx. 170.5 sq. metres (1835.6 sq. feet)

Torbrook, New Road, Instow
 Total area: approx. 310.2 sq. metres (3338.5 sq. feet)