

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS



SUBJECT TO CONTRACT

PROPOSED SALE OF LAND AT GOLEIGH FARM

GREATHAM

PETERSFIELD

GU33 6LB

BEST OFFER INSTRUCTIONS

Following a period of marketing and having reported a number of offers to our Clients both for individual Lots and the whole Property we have now been instructed to draw this matter to a conclusion by asking you to confirm your 'Best Offer' in accordance with the instructions set out below.

Offers are to be submitted in writing and are to arrive at the office of Giles Wheeler-Bennett by 12 Noon on Friday 26th October 2018. You may post, hand deliver or email your offer. Please use email address dominic@gileswheeler-bennett.co.uk. It is recommended that you then telephone this office to confirm that we have received your offer successfully.

The Property is as described on the Sales Particulars currently on our website. It is assumed that you have made an inspection of the Property. Please do visit the property again if you wish.

Our Clients wish to retain a Development Uplift on the Property. It is anticipated that a 20% share of any uplift in value caused by a planning consent achieved over a period of 40 years is their minimum preference. Any Agricultural or Equestrian development on the Property will not be affected by the Uplift, nor the construction of a single agriculturally tied dwelling.

Your offer must include the following information:

1. Name, address and contact details of the proposed Purchaser.
2. Name and contact details of the solicitor who will act on behalf of the Purchaser.
3. Confirmation of your 'Best Offer' which should be for a fixed sum in pounds sterling. No offer should be calculated by reference to any other offer. It is advisable to offer an odd amount, to avoid multiple and similar offers.
4. Confirm what Lots your offer is to include.
5. Funding – please indicate if your offer is for cash (funds readily available), or what other funding you may require. If your offer is subject to the sale of a property then please indicate whether or not the marketing has commenced.
6. Please confirm any Development Uplift that you wish to allow, including:
 - i. The percentage of any increase in value to be retained by the Vendors.
 - ii. The period of the Uplift can take effect.
 - iii. Further comments on the type of development that might trigger an uplift payment over the period.
7. The Vendor will not be bound to accept the highest, or any offer. The conclusion will be reported to you during the week commencing 29th October 2018.

If you require further information then please contact Dominic Plumpton either at the office on 01489 896977 or on mobile 07780 000201.