

# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS



## SUBJECT TO CONTRACT

### PROPOSED SALE OF

**'OAK TREE FIELD'  
SHEDFIELD  
NR SOUTHAMPTON  
SO32 2HS**

### BEST AND FINAL OFFER INSTRUCTIONS

Following a period of marketing and having reported a number of similar offers to our Clients we have now been instructed to draw this matter to a conclusion by asking you to confirm your 'Best and Final' offer in accordance with the instructions below. **However, in view of the offers received our Client only wishes to receive offers for the whole Property (Lots 1 and 2 together).**

Offers are to be submitted in writing (email) and to arrive at the office of Giles Wheeler-Bennett by 2pm on Monday 7<sup>th</sup> October 2019. Please use email address [dominic@gileswheeler-bennett.co.uk](mailto:dominic@gileswheeler-bennett.co.uk) and it is recommended that you then telephone this office to confirm that we have received it successfully.

The Property is as described on the Sales Particulars. It is assumed that you have made an inspection of the Property. Please do visit the property again if you wish. Lot 1 will be open between 11am and 4pm tomorrow and Saturday only.

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 your behalf in this matter.
3. Confirmation of your 'Best and Final' offer for the whole Property (Lots 1 and 2) 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. Development Uplift – Please state to what extent you wish to allow the Vendor to retain an intent in any uplift in value caused by a future planning consent for residential development. If you are to include an uplift please state the number of years, and the percentage (%) that the Vendor can retain.
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. The Vendor is not bound to accept the highest, or any offer. The conclusion will be reported to you by 5pm Tuesday 8<sup>th</sup> October 2019.
7. If an offer is accepted following the 'Best and Final' offer process then that party will be required to supply information to Giles Wheeler-Bennett in accordance with Money Laundering Regulations.

If you require further information then please contact Dominic Plumpton at this office on 01489 896977.