

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

PROPOSED SALE OF

**LAND AND BUILDINGS - NOB'S CROOK
FISHERS POND, EASTLEIGH
HAMPSHIRE, SO21 1TH**

SUBJECT TO CONTRACT

BEST AND FINAL OFFER INSTRUCTIONS

Following a period of marketing and having reported a number of 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 set out below.

Offers are to be submitted in writing (email preferably) and to arrive at the office of Giles Wheeler-Bennett by 2pm on Wednesday 12th February 2020. Please use email address 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 current Sales Particulars attached. It is assumed that you have made an inspection of the Property. Please do visit the property again if you wish. We also attach a copy of the Certificate of Lawful Use or Development (CLUED).

In view of the historic commercial use of the property 'Non-Domestic Rates' are charged and the Vendor has continued to pay them for many years. See copy attached setting out 2018/19 for the annual sum of £1,363 to be paid by 10 equal instalments.

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 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. This will only apply to residential development, including Mobile Homes. The Vendor is open to offers either:
 - a) With no Development Uplift.
 - b) With a Development Uplift, whereby the Vendor retains a 25% share of any uplift in value caused by a planning consent for residential development (including Mobile Homes) over a period of 25 years.

If they wish, Parties are able to submit two offers: one offer with an uplift and one without.

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 Friday 14th February 2020.
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 or James Copage at this office on 01489 896977.