

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

SUBJECT TO CONTRACT

**PROPOSED SALE OF 'THE STABLES'
BLACK HORSE LANE
SHEDFIELD
HAMPSHIRE
SO32 2HT**

BEST AND FINAL OFFER INSTRUCTIONS

Following a period of marketing and having now reported a number of offers to the Vendors, some of which are significantly in excess of the Price Guide of £200,000 we have now been instructed to draw this matter to a conclusion by asking all parties to confirm their 'Best and Final' offer in accordance with the instructions below.

Offers are to be submitted in writing and to arrive at the office of Giles Wheeler-Bennett by 4pm on Monday 26th July 2021. You may hand deliver or email (preferred) your offer to this office. Please use email address dominic@gileswheeler-bennett.co.uk and we will reply and acknowledge receipt.

The Property is as described on the Sales Particulars attached. It is assumed that you have made an inspection of the Property.

Further Viewing Opportunities are available on Saturday 24th or Sunday 25th between 10am and 7pm. Please proceed without the need to call this office or make an appointment.

Development Uplift

The Vendors have considered this topic and have already received various offers with or without an uplift.

They would now like to receive offers from parties only on either of the following two scenarios (parties are able to submit two offers):

- A. That no Development Uplift is included.
- B. That a Development Uplift which allows the Vendors to retain a 25% share of any uplift in value caused by a planning consent for residential type development that might occur on any part of the Property over a 40 year period but excluding the area comprising the stable building as outlined red on the attached 'Uplift Plan'.

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 either or both of scenario A or B above 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. 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 and if so, what the current status is.
5. The Vendor is not bound to accept the highest, or any offer. The conclusion will be reported to you by 5pm on Thursday 29th July 2021.
6. If an offer is accepted following the 'Best and Final' offer process then that party will be required to supply identification information to Giles Wheeler-Bennett office in accordance with Money Laundering Regulations.

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