

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS



SUBJECT TO CONTRACT

PROPOSED SALE OF 1.40 ACRES CUTTS ARCH FIELD SOBERTON SO32 3PS

BEST AND FINAL OFFER INSTRUCTIONS

Following a period of marketing and having reported a number of offers to our Clients which are in excess of the Price Guide, of which a number are at a similar level. 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.

Offers should be submitted by email and to arrive at the office of Giles Wheeler-Bennett Ltd by 12 Noon on Wednesday 20th April 2022. Please use email address dominic@gileswheeler-bennett.co.uk and we will acknowledge receipt. It is recommended that you then telephone this office if you have not had a reply before the deadline.

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

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 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. Please confirm if your offer includes a purchase of the Stables. If so, please state the amount you offer for the Stables (the Stables are owned by a third party as set out in the Sales Particulars). If you do not want the Stables please state this.
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 4pm Friday 22nd April 2022.
7. If an offer is accepted following the 'Best and Final' offer process then that party will be required to supply ID information to Giles Wheeler-Bennett in accordance with Money Laundering Regulations.

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