

Lovelle Cottingham  
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Cottingham, HU16 5QQ  
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Mr Terry Rose and Mrs Jacqueline Rose  
31 Longmans Lane  
Cottingham  
Yorkshire  
HU16 4EA

15th May 2024

Dear Mr Terry Rose and Mrs Jacqueline Rose,

**Re: 31 Longmans Lane, Cottingham, East Riding of Yorkshire, HU16 4EA,**

We are committed to complying fully with the legislation which governs this industry, namely the Estate Agency Act 1979. We are also committed to providing the very highest standard of service and this letter is part of that commitment.

We now enclose herewith two copies of the draft brochure. Please be aware and check all the items listed within the brochure and that you are happy for these items to be listed as they will need to be incorporated in the sale of the property.

One copy is for your records and we would be obliged if you would kindly let us know whether or not its contents meet with your approval. If you should feel that any alterations are necessary, please make the appropriate amendments and sign the form attached to the second copy and return it in the envelope provided. Once we have received a signed copy of this brochure approval form, brochures will be displayed and full marketing will commence.

We look forward to getting your property live on the market but in the meantime we have started discussing your property with our active database of potential buyers and hope to have some viewings arranged for you imminently.

We would advise that the sale of your property will be handled by our Cottingham sales team. We shall, of course, keep you fully informed of the progress in the marketing and look forward to being able to report interest in the near future. All offers will be confirmed to you in writing. It is our aim to provide you with the very best service and if you have any queries at any time, please do not hesitate to contact us.

Yours sincerely,

Debra Rendle  
Senior Valuer



To: Lovelle Estate Agency

**BROCHURE APPROVAL CONFIRMATION**

**RE: 31 Longmans Lane, Cottingham, East Riding of Yorkshire, HU16 4EA**

The Consumer Protection from Unfair Trading Regulations (2008) place the responsibility on us as agents to ensure that the sales particulars and adverts are factually correct. By signing this agreement you are agreeing to confirm in writing, that the details provided in our sales brochure are to the best of your knowledge correct and that all gas, electric, water and drainage appliances mentioned in the brochure are in working order. If any alterations occur to your property that would invalidate the existing sales brochure please notify us in writing immediately.

Where the property is vacant, you should make every endeavour to make the property secure from intruders. Lovelle Estate Agency cannot accept any responsibility for damage howsoever caused or injury sustained from any person, whilst your property is vacant. All mains services should be turned off and it is advisable that water and heating systems should be professionally drained. We also recommend that Property Owners' Liability Insurers should be affected to safeguard you in the event of a claim being received by an intruder or a visitor to the property.

I/we agree and have approved that the details provided are, to the best of my/our knowledge correct, and I/we further agree to notify Lovelle Estate Agency in writing should any alterations occur to the property that would invalidate the existing sales brochure.

Signature: X.....

Full name: Mr Terry Rose

Address: 31 Longmans Lane, Cottingham, Yorkshire, HU16 4EA

Date: X.....

Signature: X.....

Full name: Mrs Jacqueline Rose

Address: 31 Longmans Lane, Cottingham, Yorkshire, HU16 4EA

Date: X.....

*Please return to: Lovelle, Unit 4, Kings Parade, King Street, Cottingham, HU16 5QQ*

