



FW: 3 Ivy Mews, Sleningford Road, Bingley, BD16 2SZ

From Bingley - Holroyds <Bingley@holroydsestateagents.co.uk>
Date Fri 02/05/2025 17:04
To Natalia Villasanta <Natalia.Villasanta@holroydsestateagents.co.uk>

James Idle
Branch Manager/Lister



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For your peace of mind, we are members of the Property Ombudsman
and the Association of Residential Letting Agents

From: Yasmin Toora <Yasmin.Toora@countrywide.co.uk>
Sent: Friday, May 2, 2025 5:04 PM
To: Bingley - Holroyds <bingley@holroydsestateagents.co.uk>
Subject: 3 Ivy Mews, Sleningford Road, Bingley, BD16 2SZ

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To Holroyds,

Further to our telephone conversation we confirm your appointment to act as our agent as sole agent as defined under the Estate Agents Act 1979 and The Estate Agents (Provision of Information) Regulations 1991 at an Asking Price of **£ 120,000.00**.

Our Client is LBG - Bank of Scotland Please note that this is a corporate entity and as such the property is to be marketed as sold as seen. Buyers should be made aware that limited information will be available with regards to Property Information Form enquiries.
As agreed your sales fee will be the lower of 0.80% or the Fixed Fee in the table below:

From	To	Max Fee
	£ 200,000	£ 1,400
£ 200,001		£ 1,650

For this Instruction, you must accept our Terms & Conditions and confirm the Commission Fee.
Anti-Money Laundering Compliance

We have completed anti-money laundering checks on our corporate client in accordance with UK Money Laundering Regulations and which you can rely upon for HMRC audit purposes if required.

Similarly as a condition of this instruction you are required to undertake anti-money laundering checks on any purchaser introduced by you in accordance with current UK Money Laundering Regulations upon which you agree we may rely upon for HMRC audit purposes if required.

The following action is required as part of the work instructions detailed on the portal.

- **Weekly Inspections must be carried out with dates recorded; we may withhold payment if your inspection records are incomplete.**
- Ensure anyone wishing to collect belongings from the property is referred to the Asset Manager for access.
- The EPC rating to be included in all adverts and sales particulars (if not already received this shall shortly follow)
- If Leasehold the lease length, ground rent and service charges to be included in all adverts and sales particulars.
- A copy of the Sales Particulars to be uploaded to the portal
- Please include "No Onward Chain" on your Rightmove description
- Ensure parking details are included on your Rightmove description
- The property to be uploaded to Rightmove (or other appropriate web portal/s) within 48 hours
- Please include a full suite of photos and a floorplan.

Please report any and all offers to us here at Countrywide. Any offer that is accepted will be subject to the property staying on the market until exchange of contracts.

Kind Regards,

Yasmin Toora

Assistant Team Manager, Emerald Team, Corporate Property Services, Countrywide

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