

Our ref: JMB

16 September 2024

To whom it may concern

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Dear Sir/Madam

RE: 12a jubilee Road, Retford, DN22 7PF - SUBJECT TO CONTRACT

Thank you for your recent offer in respect of the above property.

This property has generated considerable interest in the market, and more than one offer has now been received.

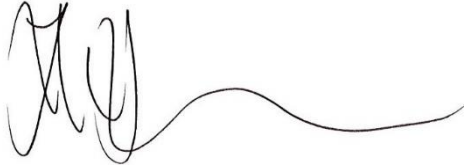
Accordingly, therefore we are instructed to invite all interested parties to submit their best and final offer in accordance with the following conditions: -

1. Offers to be submitted in writing or by email to this office by **12 noon, Monday 23 September 2024**, subject to contract only. Please mark your email or envelope with the words "12a Jubilee Road, Retford". If you wish to check with us before the deadline that your offer has been received at this office, we suggest you mark the back of the envelope with your initials or call to confirm receipt of your email.
2. Offers to be for a fixed sum only and not for an amount calculable by reference to any other bid.
3. In order to reduce the risk of offers being duplicated it is advised that your offer is for an uneven figure.
4. You should state whether your offer is for cash, subject to finance, or the sale of another property. If your purchase is dependent upon the sale of another property you should specify the name, address and telephone number of the Estate Agent acting upon your behalf. You should also confirm that you have made adequate financial arrangements to enable you to complete the purchase. (Proof of funding ie: proof of cash funds or mortgage certificate/promise etc.)
5. You should state the full name and address of the party intending to make the purchase.
6. You will be expected to proceed quickly to exchange of contracts following receipt of the draft contract by your solicitor.
7. The vendor reserves the right not to accept the highest offer, nor indeed any offer.
8. If you have previously made an offer and do not wish to increase that offer you should repeat it in the manner set out above.

Continued: -

It is always difficult when a property generates such interest, but we hope you agree the above method of sale is fair to all parties concerned.

Yours sincerely

A handwritten signature in black ink, consisting of a stylized 'J' and 'B' followed by a long, wavy horizontal line.

Jeremy M Baguley MRICS

Partner

For and on behalf of Brown & Co –
Property and Business Consultants LLP