



CHARTERED SURVEYORS & LAND AGENTS

Our Ref: HERB/ISVJ/

4th September 2024

Ian Judd & Partners LLP

**4 High Street,
Bishop's Waltham,
Southampton,
Hampshire SO32 1AB**

Tel: 01489 896422 Fax: 01489 896669

E-mail: ian@ianjuddandpartners.co.uk
Mobile: 07836 591478

Dear Sir/Madam

1.803 Acres (0.73 ha) land at Green Lane, Bursledon, Southampton, Hampshire, SO31 8JQ
Price Guide: £90,000

Subject to Contract & Without Prejudice

We write further to your expression of interest in this land. We now have a number of offers and we have been instructed to invite Best Offers by **12 noon on Thursday 12th September 2024**.

"Best offers" to be submitted on the following basis:

1. All offers should be in writing (letter or email), in sealed envelopes, marked Private and Confidential and for the attention of Ian Judd and marked on the front and back "Land at Green Lane" to ensure that the envelope is not opened before the appointed time.
2. Offers to be received by **12 noon on Thursday 12th September 2024**
3. Offers to be made subject to contract only.
4. Offers to be made for the property as described in the enclosed sales particulars or if different terms to be made clear.
5. Offers are to be for a fixed sum in pounds (£) sterling and should be given in figures and words. They must not be expressed in a conditional form relating to other offers received, e.g. "my offer is 10% higher than the highest offer received".
6. Contracts to be exchanged within 28 working days of receipt of draft documentation by the purchaser's solicitors and meanwhile no other offers shall be accepted. A 10% deposit will be payable on exchange of contracts. Completion to be by agreement.

Cont'd



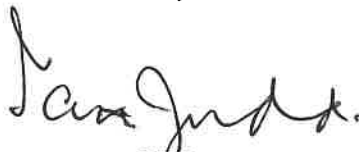
7. Please provide full contact details of your solicitor who will be acting on your behalf and your name, address, telephone and email address with confirmation that they are instructed to act for you.
8. You should indicate your financial position in terms of funding arrangements and whether it is dependent upon a related sale.
9. The Vendors are not obliged to accept any of the offers nor necessarily accept the highest offer received.
10. If your offer is subject to conditions please clearly state them on the attached form.
11. Offers should be made on the basis that the Offeror has full knowledge of the property whether or not an inspection has been made. Our Sale Particulars shall not form part of any contract.

If you require any further information, please do not hesitate to contact us before submitting your offer.

I look forward to hearing from you.

Kind regards.

Yours sincerely



I S V Judd FRICS FAAV

Partner
For Ian Judd and Partners LLP



Henry E R Brice BSc Hons MRICS FAAV

Partner
For Ian Judd and Partners LLP

Enc. Sales Particulars
Best Offer From - Subject to Contract