



CHARTERED SURVEYORS & LAND AGENTS

Our Ref: TJG/LS

13th December 2024

Ian Judd & Partners LLP

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

Tel: 01489 896422 Fax: 01489 896669

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Email: tim@ianjuddandpartners.co.uk

Subject to Contract

Dear Sirs

Wangfield Glasshouses, Wangfield Lane, Curdridge, Southampton, SO32 2DA

I write further to the particulars that you have received for this property, your inspection of the plot and subsequent interest and/or offer you might have made for it.

We have had a great deal of interest in this unusual opportunity and a number of similar and strong cash offers, most of which are now well over the issued Price Guide range of £100,000 - £120,000. I attach a further copy of the sale particulars for your information together with a copy of the recent planning appraisal.

As a result of the interest that we have received the Sellers have now instructed us to set a time for "Best and Final offers" to be submitted for the property on the following basis:

1. Your best and final offer should be for the property as described in the sale particulars attached. If your offer is conditional in any way then such conditions should be clearly stated in your offer letter e.g. subject to mortgage or bank borrowing, or sale of your own property or survey/valuation etc.
2. Confirmation of the funding for your proposed purchase will need to be stated clearly in your offer letter and any supporting evidence that you can enclose with it to support your offer would be helpful. If your offer is a cash offer please state that to be the case.
3. Your offer letter or email should be with us by **5pm next Thursday 19th December 2024**.
4. Offers should be made on the basis that the Offeror has full knowledge of the property whether or not an inspection has been made.
5. Offers should be for a fixed sum of money in pounds (£) sterling and you are advised to make your offer an odd figure to reduce the possibility of two identical offers being received. No offer should be made which is calculable by reference to an offer of another party.
6. Your offer letter should include your own name(s), home address, telephone, mobile and email details and also those of the Solicitors who would be acting for you.

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7. The successful Bidder will be expected to exchange contracts unconditionally on or before Friday 31st January 2025 and to complete on or before Friday 7th February 2025.
8. We would stress that the Sellers reserve the right not to accept any offer received nor necessarily the highest offer either.

If you require any further information, please do not hesitate to contact me before submitting your offer; if you would like to look around the property again then please do so at any time during daylight hours.

I look forward to hearing back from you in due course.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'T.J. Gardner', written in a cursive style.

T J Gardner FRICS FAAV
Partner
For Ian Judd and Partners LLP

Encs: Sale Particulars
Planning Appraisal