



CHARTERED SURVEYORS & LAND AGENTS

Our Ref: HERB/ALC

10th February 2025

Ian Judd & Partners LLP

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

Tel: 01489 896422 Fax: 01489 896669

Mobile: 07730 691559

Email: henry@ianjuddandpartners.co.uk

Subject to Contract & Without Prejudice

Dear Sirs/Madam

North Stroud Farm, North Stroud Lane, Langrish, Petersfield, Hampshire, GU32 3PR

Invitation of Offers to be received by 12 Noon Thursday 20th February 2025

I write further to your expression of interest at North Stroud Farm. We have had a good level of interest in this property and have received instructions to progress the marketing by inviting **Best Offers**, to be submitted in writing to this office by **12 Noon on Thursday 20th February 2025**

1. Your 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. Offers should be made on the basis that the Offeror has full knowledge of the property whether or not an inspection has been made.
3. Offers should be for a fixed sum of money in pounds (£) sterling. No offer should be made which is calculable by reference to an offer of another party.
4. 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, please see the attached Offers form, as a guidance.
5. Confirmation of the funding for your proposed purchase will need to be stated clearly in your offer letter and any supporting evidence. If your offer is a cash offer please state that to be the case.
6. Your offer should be submitted by Recorded Delivery, hand delivered to Ian Judd and Partners, 4 High Street, Bishops Waltham, Hampshire, SO32 1AB or by email to Henry@ianjuddandpartners.co.uk by **12 noon Thursday 20th February 2025**. Please mark all letters "Best Offer - North Stroud Farm".
7. We would stress that the Sellers reserve the right not to accept any offer nor necessarily the highest offer received.

If you require any further information, please do not hesitate to contact me before submitting your offer; if you wish to inspect the property again then please be in contact.

Continued/...



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

Yours sincerely,

A handwritten signature in black ink that reads "Henry Brice". The signature is written in a cursive style with a large 'H' and 'B'.

Henry E R Brice BSc Hons MRICS FAAV

Partner

For Ian Judd and Partners LLP

Encs: Sale Particulars

Best Offer Form



CHARTERED SURVEYORS & LAND AGENTS

North Stroud Farm, North Stroud Lane, Langrish,
Petersfield, Hampshire, GU32 3PR

BEST OFFER FORM

SUBJECT TO CONTRACT

Please complete and return the attached form to:-
Ian Judd & Partners LLP, 4 High Street, Bishops Waltham, Southampton, SO32 1AB
Or henry@ianjuddandpartners.co.uk

The terms under which your offer should be submitted are:-

1. All offers should be in writing (letter or email), in sealed envelopes, for the attention of Henry Brice, Ian Judd and Partners and marked on the front and back "North Stroud Farm" to ensure that the envelope is not opened before the appointed time.
2. Offers to be received by **12.00 noon Thursday 20th February 2025**.
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 figure 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, ie "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 with completion by agreement. A 10% deposit will be payable on exchange of contracts.
7. The name, address, telephone and email of your solicitors to be provided, if known.
8. You should indicate your financial position in terms of funding arrangements and whether it is dependent upon a related sale. If you are purchasing with cash a bank statement, or financial reference from the bank will need to be provided before any offer is accepted.
9. We would stress that the Vendors reserve the right not to accept any of the offers nor necessarily accept the highest offer received.
10. If you have any conditions under which your offer is to be made, these should be clearly stated and attached to this 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, subject to any matters referred to in the sale particulars or other information printed in good faith.
12. Attached Sale Particulars.



NOTE: These particulars do not constitute, nor constitute any part of any offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any error, omission, or mis-statement in these particulars. Ian Judd and Partners do not make or give, whether in these particulars, during negotiations or otherwise any representation of warranty whatever in relation to this property.

North Stroud Farm, North Stroud Lane, Langrish,
Petersfield, Hampshire, GU32 3PR

BEST OFFER FORM

SUBJECT TO CONTRACT

Please complete and return the form below:

We
(FULL CHRISTIAN AND SURNAME OF ALL BIDDERS)

Address.....

Telephone Mobile

Email:

Offer the sum of £

(The offer sum in words)

for the purchase of the freehold of North Stroud Farm, North Stroud Lane, Langrish, GU32 3PR as shown outlined red on the sale plan within the sales particulars.

Signed Dated

Name of Solicitors

Address.....

..... Telephone

Contact name email address.....

FINANCIAL INFORMATION & DUE DILIGENCE

Please provide details of how you intend to fund this acquisition – (copy Statements of most recent Bank and/or Building Society Accounts would be acceptable):

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Advise details of any due diligence procedures, such as ground investigations or servicing enquiries, that will be required prior to Exchange of Contracts. Please provide a programme of works to complete these investigations bearing in mind the target contract date. Details of any specific legal concerns that may exist will also need to be set out in detail at this stage.

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**RETURN THIS FORM TO: IAN JUDD & PARTNERS,
4 HIGH STREET, BISHOPS WALTHAM, SOUTHAMPTON, SO32 1AB**