

Ref: KJC/IP  
Date: 4<sup>th</sup> of June 2024

32 Bell Street  
Henley-on-Thames  
Oxfordshire  
RG9 2BH  
www.simmonsandsons.com

Dear Sirs

**Land at Oakley Wood**  
**Best and Final Offers by 12:00 noon on Monday the 10<sup>th</sup> of June 2024**

In view of the interest received to date in this property, we are now instructed to seek best and final offers by 12:00 noon on Monday the 10<sup>th</sup> of June 2024.

The terms under which your offer should be submitted:

1. All offers should be made in writing in sealed envelopes marked “**Private & Confidential**”. They should be addressed **For the attention of Kerry Clarke** at the above address and marked on the back “**Land at Oakley Wood**” to ensure that the envelope is not opened before the appointed time. If you are posting your offer you might like to put your name or initials on the envelope so that you can ascertain by telephone that it has reached us.
2. Offers to be received by 12:00 noon on Monday the 10<sup>th</sup> of June 2024.
3. Offers to be made “**Subject to Contract Only**”.
4. An offer must include the name and address of the person(s) making the offer.
5. Offers to be for a fixed figure in pounds sterling and should be given in figures and words. Ideally offers should be expressed in an uneven figure to avoid two offers being made for the same amount. They must not be expressed in a conditional form relating to other offers received i.e. “my offer is 10% higher than the highest offer received”.
6. Offers by email are only acceptable if made to **kclarke@simmonsandsons.com** and it is the responsibility of the bidder to check prior to mid-day on the closing date that the bid has been received. Simmons & Sons will not be held responsible for bids, by email or otherwise, which go astray or are treated as spam. Offers not received to kclarke@simmonsandsons.com by mid-day on the closing date may not be considered.
7. The Vendors wish to have a prompt exchange of contracts no later than four weeks of the purchaser’s solicitor receiving the draft sale contract. Completion to be within 28 days thereafter or earlier by agreement. Please confirm that this is acceptable.
8. A 10% deposit will be payable on exchange of contracts.

**Partners**

T B Dunn MRICS, G D White MRICS FAAV, K J Clarke MRICS FAAV,  
F R D Hodge MRICS FAAV, J R M Greaves MSc MRICS FAAV, O J Quinn MRICS  
R J Fuller FRICS FAAV, W Smith MARLA, M C Blackmore FRICS,  
E A G Dixon MSc MRICS FAAV, W King MARLA

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Registered Office 32 Bell Street, Henley-on-Thames, Oxon RG9 2BH

Reference to Partner Denotes a Member or a Senior Employee of Simmons & Sons Surveyors LLP

**Regulated by RICS**

**Offices in**

Henley-on-Thames T: 01491 571111

Marlow Sales T: 01628 484353

Basingstoke Sales T: 01256 840077

Rural T: 01256 327711

Peper Harow T: 01483 418151

Lettings T: 01628 891111

Lettings T: 01256 337100

Development T: 01256 331244

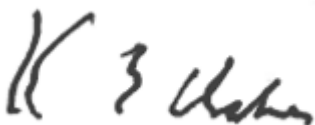


9. The name, address, telephone number and email address of your Solicitors shall be provided and confirmation that they are instructed to act for you.
10. You should indicate your financial position in terms of funding arrangements and whether it is dependent on a related sale. Before accepting any offer, we will wish to take references to check that any funding required is in place.
11. Please note, to comply with UK Anti Money Laundering regulations, the successful purchaser(s) will be asked to provide a copy of their passport or driving licence and other documents to enable us to complete an identity check.
12. If you have already submitted an offer, please confirm if your offer still stands or whether you wish to amend it.
13. Within 1 month of the completion date the purchaser will be required to erect permanent (e.g. concrete) marker posts on the boundary against the vendors retained land, and fence the northern boundary including a 15 foot wide gate for the access track at point C shown on the plan. The fence to have a minimum specification of timber post and 3 strands of plain wire.
14. A number of potential purchasers have indicated that they would be willing to include an uplift clause in their offer and the sale agreement in relation to any residential change of use of the property. The vendors have asked that potential purchasers are given the opportunity to make their best and final offer with or without an uplift clause and then a decision will be made upon which offer they wish to accept following the closing date. If prospective purchasers wish to make an offer including uplift they must indicate the percentage increase in value that they are prepared to pay to the vendors in the event of planning permission being granted for a residential use on the property. Prospective purchasers must also indicate the length of time this will apply for. As an example, the uplift may be for a term of say 15 years from the date of sale at a rate of 25% of the increase in value of the property following the grant of a residential planning consent.
15. The vendors are retaining land immediately bordering the property to be sold and so are asking that prospective buyers indicate what they propose to use of the land for in the event that their offer is acceptable.

Our Clients do not undertake to accept any of the offers or necessarily accept the highest offer received.

If you have any further queries, please do not hesitate to contact Kerry Clarke on 01491 634283.

Yours sincerely



**Kerry Clarke**

DD: 01491 634283

E: [kclarke@simmonsandsons.com](mailto:kclarke@simmonsandsons.com)