



PR/rw

17th September 2025

Mrs Frances Gerth
Vine House
Orchard Street
Canterbury
Kent
CT2 8AP

FINN'S CANTERBURY

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Canterbury
Kent CT1 2QD

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Lettings: 01227 452111
Email: canterbury@finns.co.uk

Offices also at:
SANDWICH
ST NICHOLAS AT WADE

Dear Frances,

Vine House, Orchard Street, Canterbury CT2 8AP

Thank you very much for inviting me to see your lovely home, it was very nice to meet you. The property is really very unique and offers a huge amount of potential so I think there would be a good deal of interest if it were to come on to the market. I write to confirm that we would be very pleased to assist you in the sale as and when you are ready to proceed and I have outlined below everything we discussed on the day.

1. Particulars

We will produce brochures at our expense, which will be circulated to all suitable applicants on our mailing list. I recommend the use of a professional photographer to enhance the brochure and I can arrange this for you.

2. Marketing

We will advertise the property on our own website www.finns.co.uk, www.rightmove.co.uk, zoopla.co.uk and onthemarket.co.uk. In addition to this, we are members of the Mayfair office – www.mayfairoffice.co.uk.

I advise that a For Sale board is placed on the property.

3. The Mayfair Office

Our involvement with the Mayfair Office, a specialist property PR agency, helps us to offer a much wider coverage than other local agents and to compete with national agents without their extra costs. Based in Thayer Street, London W1 they are able to help us get much wider press coverage in the national property press and access considerable discounts on national advertising should this be necessary.

4. Advertising

I confirm that any local advertising would be at our expense.

5. Professional Photographs, Energy Performance Certificate and Floorplan

I recommend the use of professional photographs to enhance our marketing and I can arrange this for you at a cost of £300.00 including VAT, which includes the floorplan and Energy Performance Certificate.

6. Fees

Our fees for Sole Selling rights are 1.25% of the sale price plus VAT. Our fees are subject to a minimum fee of £4,000 plus VAT (£4,800 including VAT) as set out in our Estate Agency Agreement.

7. Pricing

In the current market conditions, we advise that the appropriate guide price for Vine House would be in the region of £1,000,000. I must emphasise that this figure is a guide price for sale purposes only and it is not a formal valuation of your property, nor should it be regarded or quoted as such and may need to be reviewed if the matter is deferred.

I hope that I have covered everything that we discussed when we met but if you do have any further questions, please do not hesitate to contact me.

Yours sincerely,



Paul Robertson
Sales Manager