



## CHARTERED SURVEYORS & LAND AGENTS

### Land at Portsmouth Road, Southampton, SO19 9PW

#### 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](mailto: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 "Land at Portsmouth Road" to ensure that the envelope is not opened before the appointed time.
2. Offers to be received by **12.00 noon Wednesday 29<sup>th</sup> April 2026**.
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. Please confirm that you are in agreement for an Overage condition and confirm the proposed terms of any Overage.
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.



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**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 Land at Portsmouth Road as shown outlined red on the sale plan within the sales particulars.

Signed ..... Dated .....

We do/do not agree to a Development Overage provision if residential development is approved on the land and agree to pay 25% gross uplift in value to the Vendor. We agree the Overage will run for 25 years.

We proposed alternative terms for an Overage as follows:-

.....  
.....  
.....

**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**