



THE AREA'S LEADING ESTATE AGENCY

Mr I Buttrill Mrs M Wilson
Rowan Cottage/Bowling Green Lane
High Street
Chapel-En-Le-Frith
High Peak
Derbyshire
SK23 0HD

Our Ref: 905376/PG

21st March 2023

Dear Mr Buttrill Mrs Wilson

RE: Chapel Garage, Hayfield Road, Chapel-En-Le-Frith, High Peak, Derbyshire, SK23 0JF

I refer to our recent discussions and write to confirm your instructions for us to act for you in the sale of the above property. This letter, our enclosed Standard Terms of Agency and the Questionnaire set out the terms on which we shall act.

1. We are to offer the property for sale, subject to contract, at an asking price of £650,000. All offers received will be submitted to you for consideration and we will keep you advised of the response to the sale in order that we can ensure that the price is in line with current market trends.
2. We are to act as your sole agent as defined in our Standard Terms of Agency.
3. Would you kindly complete the Questionnaire to enable us to finalise the sales particulars and return to me as soon as is practicable in the SAE enclosed. I have arranged for a "For Sale" board if applicable to be erected and will make the necessary advertising arrangements as agreed.
4. Our commission will be at the rate of 1.00% (plus VAT) of the total sale price of the property. Based on your asking price of £650,000 this is £7,800.00 inclusive of VAT. Please note that should the selling price be higher or lower than the asking price our commission fee will be correspondingly higher or lower.
5. If you wish to withdraw the property from the market or our agency you must first give us 28 days written notice of this and the 28 days will start when we receive your written notice (please refer to paragraph 3 of our Standard Terms of Agency).
6. If a sale is negotiated and survey takes place and you subsequently withdraw from the sale, an administration charge of £500 plus VAT (£600) will apply to cover our work and marketing (please refer to paragraph 3 of our Standard Terms of Agency).

A list of Directors is available at 42 Alderley Road, Wilmslow SK9 1NY.