

Our Ref: CR/JT/16333

Date: 26 February 2024



NOTICE OF SALE
(SUBJECT TO CONTRACT)

To: Vendor's Solicitors/Conveyancers
Vendor
Purchaser's Solicitors/Conveyancers
Purchaser

PARTICULARS OF VENDOR:

Name: John Dallamore
Address: 81 Acacia Road
Skellow
Doncaster
DN6 8PP
Tel No: 07432 732472
Email: viper23906@gmail.com

VENDOR'S SOLICITOR:

Name: Taylor Bracewell (FAO: Grace Wray)
Address: 1 Railway Court
Ten Pound Walk
DN4 5FB
Tel No: 01302 640412
Email: grace@taylorbracewell.co.uk

PARTICULARS OF PURCHASER:

Name: 6 Bell Trust
Trustees: Anna Margaretha Bell & Jamie Derek
Bell)
Address: Business Address:
5 Ameila Court
Retford
DN22 7HJ
Correspondence Address:
Crescent Mount
The Crescent
Retford
DN22 7BX

Ref: 16333 – Rear of 234 Great North Road, Woodlands, Doncaster, DN6 7HP





Tel No: 07480 372293
 Email: ankiebell@gmail.com
Jamie.bell22@yahoo.co.uk

PURCHASER'S SOLICITOR:

Name: HSR Law (FAO: Ryan Morgan)
 Address: 26 / 26a Hickman Street
 Gainsborough
 DN21 2DZ
 Tel No: 01427 613831
 Email: Ryan.morgan@hsrlaw.co.uk

PARTICULARS OF LAND/PREMISES:

Address: Rear of 234 Great North Road
 Woodlands
 Doncaster
 DN6 7HP
 Tenure/Description: Freehold
 Sales Particulars Enclosed: Yes – one set.
 Plan: See attached.
 EPC: An EPC and Recommendation Report will be forwarded to respective solicitors in due course.

TERMS OF PURCHASE:

- a) Purchase Money: £70,000 (Seventy Thousand Pounds)
- b) VAT: We understand the property is not elected for VAT purposes and therefore the sale will be completed net of VAT or VAT will be levied upon the sale price at the time of sale.
- c) Condition of Offer:
- 1) Subject to Mortgage: No.
 - 2) Subject to Survey: Yes.
 - 3) Any Other Conditions: None.
- d) Date for Exchange of Contracts: As soon as possible.
- e) Date for Completion: To be agreed upon Exchange of Contracts.
- f) Other Relevant Factors: None.



g) Schedule of extras included in sale price (if any) where not already declared in the particulars of sale: N/A.

CONTACT AT PPH COMMERCIAL:

C Robinson
01302 640352
clarke.robinson@pph-commercial.co.uk

NOTE:

- 1) THE VENDOR'S SOLICITOR/CONVEYANCER IS REQUESTED TO ADVISE PPH COMMERCIAL WHEN CONTRACTS ARE EXCHANGED

**PPH COMMERCIAL
CHARTERED SURVEYORS**