

Jason P Thorpe

As promised please find below the email containing the market appraisal of the property. There will of course be some equity still owed to Cozee Ltd that invested into the property as well as the pensions scheme. I would estimate Cozee Ltd investment as approx £80k and the initial investment from my pensions scheme was approx £185k

Good Morning Mr Thorpe,

Many thanks for your below email, I have picked this up as Francesca is currently out of the office on annual leave.

I can see that our Sales Director who visited your property earlier this year, Graham Foulger, recommended you come to the market with an Asking Price of £625,000 pending approval for the Planning Application you had submitted for another house at the property. Has that since been approved?

Regarding our costs, Graham was willing to bring you to the market with no up front fee's, and also with no withdrawal fee. Our final fee upon the completion of the sale would be 1.5% plus Vat of the final agreed sale price.

As Graham would of discussed with you, we are the most ideal agent to market your property as we specialise in larger and more unique homes, and those with land and Equestrian Facilities. We are also able to arrange for your home to be advertised in the print magazine "Horse and Hound" inclusive in our above fee, as well as advertising on the Horse and Hounds website, which is ideal for a home like yours with a Riding School.

If you were keen to come to the market with us, please don't hesitate to contact me on 01652 237 666 or via email. I would need to arrange an appointment for Graham and Sherry to visit the property again in order to get the pictures and do the write up for your home, as well as an appointment for someone to come do the floorplans and EPC (if required) at the property. I can also arrange for our contracts to be emailed to you for your electronic signature in the meantime so we can start discussing the property with people we feel may be interested and on our mailing list already.