

Contact: Mark Minchell  
Direct Dial: 01243 929136  
Email: m.minchell@flude.com  
Our Ref: MM/22143

Date: 21/02/2023



24 Southgate  
Chichester  
West Sussex  
PO19 1ES

T: 01243 819000  
E: chichester@flude.com  
W: www.flude.com

For The Attention of Interested Parties

**The Old Rectory, Vicarage Lane, Felpham, Bognor Regis, West Sussex PO22 7EA**

Following on from your interest in the above referenced property, we write to inform you that your best bid is to be submitted no later than 12 midday on Wednesday 8<sup>th</sup> March 2023.

Offers are to be sent in writing (email is acceptable) to Mark Minchell - m.minchell@flude.com.

Please ensure your offer contains the following information:

**1. Purchaser**

Full details of the proposed purchaser.

We are legally obliged to undertake Anti-Money Laundering checks on proposed purchasers. Therefore, please provide as part of your offer;

- In the case of a Company: Company Name including company registration number. ID & Proof of address (dated within the last three months) for any Majority Shareholders and Persons of Significant Control.
- In the case of a private individual(s): ID & Proof of address (dated within the last three months) for all individuals.

**2. Purchase Price**

Proposed purchase price stated as a figure. This will be exclusive of VAT, as we are advised that the property is not elected for VAT.

The purchase price should not reference other bids for example "£x more than the highest bid".

**3. Approvals**

Details of any approvals required to proceed with the proposed acquisition and timescales associated with obtaining approvals.

**4. Funding**

Confirmation of how the purchase will be funded. If cash, we will need to see proof and source of funds along with the offer, and an AIP if finance is required.

**5. Timescales**

Please outline your proposed timetable for exchange and completion and details of the proposed deposit.

**6. Due Diligence**

An outline of the due diligence you have undertaken to date, and confirmation that the site has been inspected and consideration given to the documentation available. See link below:

<https://www.flude.com/the-old-rectory-vicarage-lane-felpham-bognor-regis-west-sussex-po22-7ea/>

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



AGENCY / LEASE ADVISORY / MANAGEMENT / RATING / VALUATION / INVESTMENT / DEVELOPMENT



The documents on the data room are to be used as guidance only and you should make your own further enquiries as necessary.

In respect of the structural works identified at site your offer should take into consideration those works and your offer should reflect such and ideally not be conditional in relation to such.

**7. Conditions**

Confirmation of any conditions attached to the offer and the timetable for removal/clearance of these.

**8. Solicitors**

Details of your solicitor, including name of whom will be dealing with the matter, address, email, and telephone number.

**9. Additional information**

Please provide any further information, you feel would be relevant to support your offer.

If you require any further information, please do not hesitate to contact us.

Yours sincerely

**Mark Minchell, MRICS**

**Director**