

STRICTLY PRIVATE & CONFIDENTIAL

Mr S Cock
The Royal Oak
Dacre Banks
Harrogate
North Yorkshire
HG3 4EN

9th September 2026

Dear Stephen,

Re: The Royal Oak Inn, Dacre Banks, Harrogate, North Yorkshire, HG3 4EN

Thank you for your instructions to act as your sole agent in the sale of the above business at a guide price of £895,000 for the Freehold going concern.

Sales Particulars.

We enclose a copy of the sales particulars for your business. Would you please study them carefully and confirm that they are correct by signing and returning the enclosed slip by email or post. Should there be any amendments you consider necessary please contact us as soon as possible. If we do not hear from you within the next 7 days we will assume you have no amendments to make.

Our Fees

Our fees will be levied at 3% plus VAT for the freehold sale. The advertising and marketing contribution of £1,250 plus VAT that you have paid will be credited against our fee on completion.

Energy Performance Certificate

We will attempt to obtain a copy of the EPC for your property from the national database. If your property does not have one you must obtain one. We can advise you if this is required.

Money Laundering

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all clients. Below is a list of acceptable identity documents. We require sight of all original or certified documents. We will require one document from List A and one recent document from List B dated within the past 3 months

[Continued Overleaf]





List A – Identity Document: Current signed passport, valid UK driving licence, EEA member state identity card.

List B – Proof of Address: Utility bill, mortgage statement, bank/building society statement, valid UK driving licence (if not used for List A as ID), state pension benefits book, home or motor insurance certificate, current local authority tax bill/tenancy agreement, solicitors letter confirming house purchase/land registration, NHS medical card.

We thank you again for your valued instructions and will keep you informed of our progress.

Yours sincerely,

A handwritten signature in black ink, reading 'S. Brown' in a cursive style.

Sian Brown
Davey Co



Sian Brown
Davey Co
18 The Ropewalk
Nottingham
NG1 5DT

9th September 2026

Dear Sian,

Re: The Royal Oak Inn, Dacre Banks, Harrogate, North Yorkshire, HG3 4EN

Please take this letter as confirmation that we are the sellers of the above business. We hereby confirm that we have read the sales particulars you have prepared relating to our business and that to the best of our knowledge and belief, these particulars do not contain any error or material misrepresentation.

We further confirm that all items, as stated on the details, are included in the sale.

We also confirm that we will notify you immediately if, prior to exchange of unconditional contracts, there is any material change involving any fixtures and fittings or the property itself.

Seller's Signature: _____

Stephen Cock

Date: _____

Please sign and return to Davey Co