

STRICTLY PRIVATE & CONFIDENTIAL

Mr P Marshall
The Cottage
The Green
Horsley
Derbyshire
DE21 5BF

3rd July 2026

Dear Paul,

Re: The Coach & Horses, 47 Church Street, Horsley, Derbyshire, DE21 5BQ

Thank you for your instructions to act as your sole agent in the sale of the above property at a guide price of £495,000 for the freehold property or £35,000 leasehold to include the inventory of trade fixtures and fittings.

Sales Particulars

We enclose a copy of the sales particulars for your property. 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 a freehold sale or £8,950 plus VAT for a leasehold sale.

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, which appears to read 'S. Brown'.

Sian Brown
Davey Co



Sian Brown
Davey Co
18 The Ropewalk
Nottingham
NG1 5DT

3rd July 2026

Dear Sian,

Re: The Coach & Horses, 47 Church Street, Horsley, Derbyshire, DE21 5BQ

Please take this letter as confirmation that we are the sellers of the above property. We hereby confirm that we have read the sales particulars you have prepared relating to our property 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: _____

Paul Marshall

Date: _____

Please sign and return to Davey Co