



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:

A handwritten signature in black ink, appearing to be 'S. Cock', is written over a horizontal line.

Stephen Cock

Date:

A handwritten date '10.9.26' is written in black ink over a horizontal line.

Please sign and return to Davey Co