

STRICTLY PRIVATE & CONFIDENTIAL

Mr R Bennington
The Poplars
Carlton Miniott Thirsk
North Yorkshire
YO7 4LX

4th August 2026

Dear Richard,

Re: The George Country Inn, Main Street, Wath, Ripon, North Yorkshire, HG4 5EN

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 going concern.

Our Fees

Our fees will be levied at 3% plus VAT for the freehold 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

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,

S. Brown

Davey Co

