



MullucksWells

Mr T Nichols
Everard Cole
Sheraton House
Castle Park
Cambridge, CB3 0AX

15th July 2013
Our Ref: JH/3053

Dear Tom,

Re: The Cabinet, High Street, Reed

Further to our recent email correspondence, I write to confirm the offer of £380,000 you have put forward on behalf of your client for The Cabinet, Reed. As you mentioned this is subject to survey and contract.

An overage clause would apply in line with our marketing details, which are as follows,

"The property will be sold subject to an overage clause for a period of 20 year. 35% of any uplift in value will be payable following consent for change of use or development for residential purposes."

I have passed this offer to my client and will of course let you have their feedback as soon as possible.

If you have any queries regarding this letter then please do not hesitate to contact me.

Kind regards,

JAMES HODGE BSc (Hons)
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