

Biscoes Solicitors
Boyces Cottage
The Square
Wickham
Hampshire
PO17 5JN

Ref: 19233

30 January 2023

For the attention of Nicola Cleverly

SUBJECT TO CONTRACT

By email and post

Dear Ms Cleverly,

**Re: THE MILBURYS, BEAUWORTH, ALRESFORD, HAMPSHIRE, SO24 0PB
MEMORANDUM OF SALE**

Acting on behalf of our mutual clients we have now been able to negotiate a sale of the above property and would be obliged if you would prepare a draft contract and submit to the prospective purchasers Solicitors. The principal details of the transaction are as follows:-

Vendor's Solicitors:- Biscoes Solicitors, Boyces Cottage, The Square, Wickham, Hampshire,
PO17 5JN
For the attention of Nicola Cleverly
Tel: 01329 833249
Email: ncleverly@biscoes-law.co.uk

Purchaser's Solicitors:- Trethowans Solicitors, The Pavilion, Bottleigh Grange Business Park,
Southampton, SO32 2AF
For the attention of Akbar Shah
Tel: 02382 548 783
Email: akbar.shah@trethowans.com

Vendor:- Martin Barry Juden, The Milburys, Beauworth, Alresford, Hampshire,
SO24 0PB
Tel: 01962 771248
Email: martin1949@gmx.co.uk

Prospective Purchaser:- The Milbury at Beauworth Limited, 1 Manor Walk, Weybridge, Surrey, KT13 8SD
Correspondence via Clive Martin Cummings, Tanith Lillian Cummings, Martin George Cummings & Joy Edith Cummings

Tel: 07936450981 (Clive Cummings)
Email: clive916@me.com

Purchase Price:- £1,050,000 (ONE MILLION AND FIFTY THOUSAND POUNDS) for the freehold interest.

Purchase Price to include all land and property registered under title number HP542456, goodwill, trade furniture, fixtures, fittings and effects.

Deposit on exchange:- A sum equivalent to 10% of the Purchase Price, which shall be non-returnable.

Stock in Trade:- All saleable wet and dry stock in trade, returnable containers and bar glassware to be taken over by the purchaser/s in addition at valuation on completion.

Exchange:- As soon as practicable.

Completion:- As soon as practicable.

Fees:- Each Party to pay their own legal fees.

Sale Particulars:- A copy of these is enclosed.

We are forwarding copy of this memorandum to the undermentioned and should any parties require further help or information on any particular aspect please let us know. We would be grateful if you would acknowledge safe receipt of these instructions and keep us advised of all material developments.

Yours faithfully
SIDNEY PHILLIPS



Robert Cockayne LLB AssocRICS FAVLP
Regional Valuations Manager
London & South East
01892 725900 (office) 07966 556261 (mobile)



Enc. Property Details

Copy to: Martin Juden (Vendor)
 The Milbury at Beauworth Limited (Prospective Purchaser)
 Trethowans Solicitors (Prospective Purchasers Solicitors)

SIDNEY PHILLIPS:

Master File	Email: sales@sidneyphillips.co.uk
Insurance/Utilities	Email: rbonnelle@utilityhelpline.co.uk

