JAMES NEAVE
THE ESTATE AGENTS

Our Ref: WAL17701

02 February 2026

Natalie & Jack Spencer
8 Woodlands Park
Row Town
Surrey
KT15 1AG

Dear Natalie & Jack

Re: 8 Woodlands Park, Row Town, Surrey, KT15 1AG

Thank you for instructing James Neave The Estate Agents as your sole agent with the sale of the above property. We confirm that should we be successful in introducing a purchaser who proceeds to unconditional exchange of contracts and was introduced by James Neave The Estate Agents during the period of the sole agency, or with whom James Neave The Estate Agents had discussions about the property during that period, our fee will be 1% plus V.A.T of the eventual sale price.

We confirm that we shall be pleased to act as your sole agent until unconditional contracts have been exchanged for the sale of the property or until the expiry of 14 days written notice given by either party to terminate the sole agency.

Under the Consumer Protection from Unfair Trading Regulations and the Property Misdescriptions Act it is a criminal offence to give false or misleading information to a prospective purchaser. We are also obliged to ensure that any information we provide to prospective purchasers is not false or misleading and also that we provide them all material information that may affect their decision to buy the property. We have sent you a link to our online advert and ask that you check this thoroughly. Please alert us at your earliest opportunity if any changes are required.

In the meantime, we will do everything possible to secure a buyer for the property at a figure acceptable to you. We shall, of course, keep you regularly informed of our progress, but should you wish to discuss any aspect of the marketing of the property please do not hesitate to contact us.

Yours sincerely,

Andrew Davies

Andrew Davies
James Neave The Estate Agents
01932 221 331 / andy@jamesneave.co.uk