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Our ref: RLJ/ACL/H60
21 December 2016

Mr D Davies & Ms C Williams
55 Lakin Drive
Highlight Park
Barry
Vale of Glamorgan
CF62 8AH



By e-mail: claireanddarrendavies@gmail.com

Subject to Contract

Dear Both

Re: Lettons House, Lettons Way, Dinas Powys

Thank you for your letter dated 9th December 2016 received by hardcopy in my office on 16th December 2016.

I note the various points you have raised and comment further as follows:-

1. I confirm that the property is still available for sale on the open market and we are still continuing to receive enquiries.
2. I note you outlined that you telephoned the office several months ago to enquire whether the property was for sale and outlined that the gentleman you spoke with informed you that the property was under offer. You also outlined that the gentleman informed you that he would leave a message with us and arrange for a return phone call. I shall be grateful if you could please confirm the name of the gentleman you spoke with. Everyone in our office is fully aware that this property is being dealt with personally by myself, my assistant Cerys or my secretary Anne and all enquires are directed directly to us. All enquiries relating to Lettons House are returned and I did not receive any enquiry from you. You are course fully aware from previous correspondence that I am dealing with this property and I should have been happy to discuss it with you had I had a message from you.
3. I confirm that at no stage during the marketing period of the above property as it ever been marked under offer either on our website, in our internal systems and on Rightmove.
4. I note that you continue to be interested in Lettons House albeit you have queried the price at which it has been listed. I appreciate you have made reference to The Vale of Glamorgan website and you will be aware from Market Evidence provided that we have continued during the marketing process to receive considerable interest in the property. This in itself is evidence that the property is being marketed at a price which is of interest to intending purchasers. The feedback which we have received throughout the process has been that either people have had difficulty in satisfying the planning condition or have had difficulty in obtaining finance.

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Consultants: Gareth J Lloyd FRICS, IORV • Colwyn Trehanne Jones FRICS | Head of Valuation and Professional Practice: Hilary Evans MRICS, FIAAV | Senior Associate: Matthew Jones MRNAEA



5. I note your improved offer of £390,000 to purchase the property subject to contract and I have referred this to my client. In order that my client may consider the offer in more detail I shall be grateful if you could please confirm whether the property is subject to a sale of your existing property and if so whether it is on the market. I shall also be grateful if you could please confirm whether you are able to provide proof of funds for the offer submitted.

I trust everything is in order and look forward to hearing from you..

Yours sincerely
Watts & Morgan LLP

Robin L Jones

Robin L Jones BSc (Hons) MRICS FAAV



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Our ref: RLJ/DAW/H60
6th January 2017



Mr Peter Hayman
Lettons House
Lettons Way
Dinas Powys
CF64 4BY

By e-mail: hayman_dave@yahoo.co.uk

Dear Mr Hayman

Re: Lettons House, Lettons Way, Dinas Powys, Vale of Glamorgan, CF64 4BY

I refer to the email received from your son Dave on Friday 6th January 2017 and enclose for your attention copy of our letter sent to Mr D Davies and Miss C Williams dated 21st December 2016 forwarded to them by email on 21st December 2016.

I confirm that I am yet to receive any further correspondence from Mr Davies or Miss Williams.

I trust everything is in order.

Yours sincerely
Watts & Morgan LLP

Robin L Jones

Robin L Jones BSc (Hons) MRICS FAAV

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