PRACCTICE
SOLICITORS

www.demoospreyapproach.com
enquiries@pracctice.com
Suite 1, Falstaff House
Malvern
WR14 1JJ
T: 0330 060 4940

Our Ref: **{** MERGEFIELD MATTER_FEE_EARNER_ID **}**/**{** MERGEFIELD client_no **}**/**{** MERGEFIELD matter_no **}**

Your Ref:

{ SET LETTER**{** DATE \@ "d MMMM yyyy" **}** **}{**ref LETTER \@ "d MMMM yyyy" \ * MERGEFORMAT **}**

{ MERGEFIELD LINKNAME_SURNAME_1 **}**
{ MERGEFIELD CALCULATION_ADDRESS **}**

Dear **{** MERGEFIELD FW_CP_PROPINFO_FW_CLI_SALUT **}**

Re: { MERGEFIELD FW_CP_PROPINFO_FW_PROP1 \f", "}{ MERGEFIELD FW_CP_PROPINFO_FW_PROP2 \f", "}{ MERGEFIELD FW_CP_PROPINFO_FW_PROP3 \f", "}{ MERGEFIELD FW_CP_PROPINFO_FW_PROP4 \f" "}{ MERGEFIELD FW_CP_PROPINFO_FW_POSTCODE }

I am pleased to enclose a copy of the Contract documentation which I have received from the seller's solicitors. I enclose the following for your attention:
1. Copy Land Registry Title and filed Plan
2.

Having received the contract documentation, I will now proceed to look through it carefully and raise enquiries. Once I have received the replies, I will prepare and provide you with a full report detailing the replies to these enquiries together with information regarding the title to the property.

You should be aware that you are entering in the contract to purchase the property based on your own inspections and surveys and that you are not placing any reliance upon any statements or representations made to you (verbally or in writing) by, or on behalf of, the seller other than the information contained within any queries raised in our correspondence with the seller's solicitor. It is therefore imperative that you consult with a surveyor, or other expert, in relation to the property.

I should be grateful if you would please carefully look at the plan attached to the Title Deeds. It is unusual for a plan to be wrong, but you should be sure that it includes the parcel of land you are expecting to buy. If the plan appears to be wrong, please let me know immediately.

You should also please make me aware of any enquiries you wish me to raise with the seller's solicitor as soon as possible so as to avoid any delays.

I look forward to hearing from you. Please do not hesitate to contact me should you have any queries regarding the documentation enclosed.

Yours sincerely

{ MERGEFIELD CALCULATION_FEE_EARNER_DESCRIPTION }
{ MERGEFIELD PRACTICEINFO_PRACTICE_NAME*UPPER }