

Wignall, Peter

From: Michael Wooldridge [MWooldridge@savills.com]
Sent: 18 November 2015 15:08
To: 'Andy.Jarrett@shepway.gov.uk'
Subject: RE: Private and Confidential
Attachments: Terms of Business - Acquisitions or Development.pdf; [Untitled].pdf

Dear Andy

Further to our meeting on Monday we have had a number of conversations with Hobbs Parker and it transpires that they have a couple of sealed bids already and that whilst they are interested in a bid starting with a 4, they will let the process run its course. As such I attach a very draft tender form and perhaps we can discuss how much detail we include. We obviously need to bottom out the figure that we are prepared to put forward. Finally, I attach our standard terms of business and would confirm that our we agreed 1.25% not 1.5% as set out in the standard terms. I appreciate you have agreed this but should be grateful if you would reply to this email for completeness.

I look forward to hearing further from you.

Regards

Mike

Michael Wooldridge MRICS
Director
Rural

Savills incorporating Smiths Gore

23 Kings Hill Avenue, West Malling, ME19 4UA

  Tel: +44 (0) 1732 879 052
Mobile: +44 (0) 7979 811 511
Email: MWooldridge@savills.com
Website: www.savills-smithsgore.co.uk

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From: Andy.Jarrett@shepway.gov.uk [mailto:Andy.Jarrett@shepway.gov.uk]
Sent: 28 October 2015 22:06
To: Michael Wooldridge <michael.wooldridge@Savills-SmithsGore.co.uk>
Subject: Re: Private and Confidential

Hi Mike

Sorry for the slow reply I have been at a Committee meeting this evening. Friday is fine but it would be helpful to have a quick discussion tomorrow morning to gain your general impressions. I have a meeting with the Council's Leader tomorrow morning and it would be good to keep him up to speed. Also it would be helpful if you can forward the legal pack to me so that I can get a lawyer to look at it. I will try and call you after 9am tomorrow.

Many thanks

Andy

From: Michael Wooldridge [mailto:michael.wooldridge@Savills-SmithsGore.co.uk]
Sent: Wednesday, October 28, 2015 06:56 PM
To: Jarrett, Andy

Cc: Chris Spofforth <cspofforth@savills.com>

Subject: RE: Private and Confidential

Andy

My farm agency colleague and I had a good look at the land today and are now formulating our opinion as to value and what you might have to pay. Can we ring you at 3pm on Friday to discuss further?

Regards,

Mike

Michael Wooldridge
Director
Rural

Savills Incorporating Smiths Gore

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Mobile : +44 (0) 7979 811 511

Email : michael.wooldridge@Savills-SmithsGore.co.uk

Website : www.savills-smithsgore.co.uk

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From: Andy.Jarrett@shepway.gov.uk [mailto:Andy.Jarrett@shepway.gov.uk]

Sent: 27 October 2015 10:29

To: Michael Wooldridge

Subject: RE: Private and Confidential

Thank you Michael

I look forward to hearing from you

Kind Regards

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council.

Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: andy.jarrett@shepway.gov.uk

M: 07713081278

W: www.shepway.gov.uk

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From: Michael Wooldridge [<mailto:michael.wooldridge@Savills-SmithsGore.co.uk>]
Sent: 27 October 2015 10:17
To: Jarrett, Andy
Subject: RE: Private and Confidential

Dear Andy,

Further to our conversation yesterday I would confirm that we will reduce our fee to 1.25% of the purchase price. We are inspecting the land tomorrow morning and will come back to you asap after that.

Regards,

Mike

Michael Wooldridge
Director
Rural

Savills incorporating Smiths Gore

23 Kings Hill Avenue, West Malling, ME19 4UA



Tel : +44 (0) 1732 879 052
Mobile : +44 (0) 7979 811 511
Email : michael.wooldridge@Savills-SmithsGore.co.uk
Website: www.savills-smithsgore.co.uk

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**Aspects of Land
Summer 2015**

READ THE LATEST ISSUE

From: Andy Jarrett@shepway.gov.uk [<mailto:Andy.Jarrett@shepway.gov.uk>]
Sent: 26 October 2015 15:22

To: Michael Wooldridge
Subject: RE: Private and Confidential

Dear Michael,

Thank you for a swift response.

Hopefully you have picked up a message I left on your voicemail.

Can you please call me to discuss your proposal.

Kind Regards

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: andy.jarrett@shepway.gov.uk
M: 07713081278
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From: Michael Wooldridge [<mailto:michael.wooldridge@Savills-SmithsGore.co.uk>]
Sent: 26 October 2015 13:16
To: Jarrett, Andy
Subject: RE: Private and Confidential

Dear Andy,

We would be delighted to act for you in the purchase of Otterpool and have provisionally arranged to inspect the property on Wednesday. We have also requested the legal pack.

Our fees to purchase the property would be 1.5% of the purchase price. I should be grateful if you would confirm your agreement to this and I will forward our terms of business.

Regards,

Mike

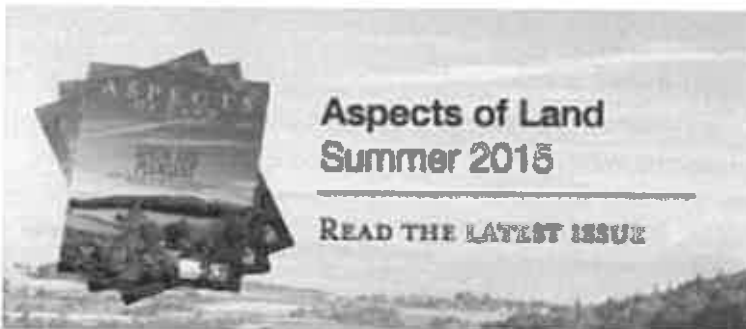
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Website : www.savills-smithsgore.co.uk

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From: Andy.Jarrett@shepway.gov.uk [<mailto:Andy.Jarrett@shepway.gov.uk>]
Sent: 23 October 2015 16:23
To: Michael Wooldridge
Subject: Re: Private and Confidential

Dear Michael
Thank you I look forward to hearing from you on Monday.
Have a good weekend.
Kind Regards
Andy

From: [Michael Wooldridge](mailto:michael.wooldridge@Savills-SmithsGore.co.uk) [<mailto:michael.wooldridge@Savills-SmithsGore.co.uk>]
Sent: Friday, October 23, 2015 04:19 PM
To: Jarrett, Andy
Subject: Private and Confidential

Dear Andy

David Parry has forwarded me your email to him in respect of the purchase of Otterpool Manor Farmland in Sellindge. I would be pleased to act for you and note the confidentiality and timing. I would like to give some thought as to the process and a fee proposal and will come back to you on Monday.

Regards

Mike

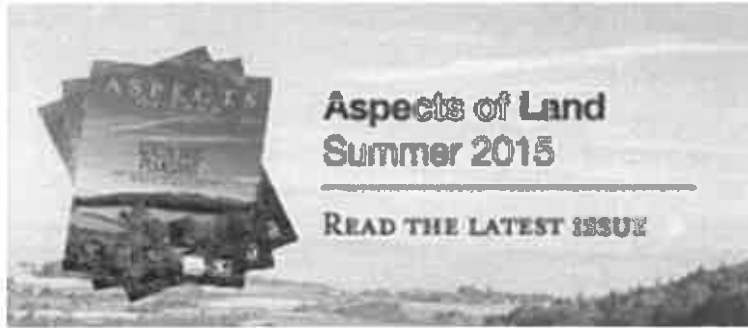
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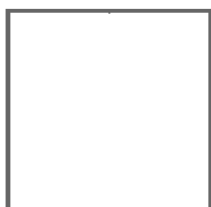
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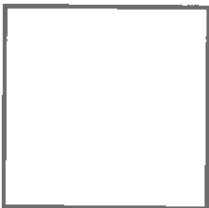
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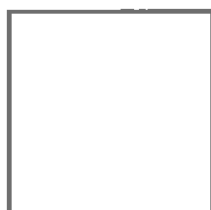
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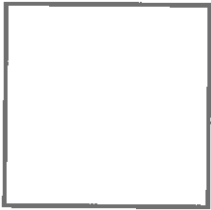
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Tender Document

HOBBS · PARKER
Property Consultants LLP

Otterpool Manor Farmland

Sellindge, Ashford, Kent TN25 6DB



Tender Closes - 12 Noon Friday 20th November 2015

Hobbs Parker Property Consultants LLP
Romney House, Ashford Market, Ashford, Kent TN24 0HB

Tel: 01233 502222 Fax: 01233 506299

Email: James.hickman@hobbsparker.co.uk
jon.rimmer@hobbsparker.co.uk



Tel: 01227 720557

Email: m.allen@elgars.uk.com
n.wells@elgars.uk.com

Name: CHRIS SPOFFORTH

Company: (if applicable) SAVILLS - ON BEHALF OF RETAINED INSTITUTIONAL CLIENTS

Address: 37 - 39 PERRYMOUNT ROAD
HAYWARDS HEATH
WEST SUSSEX

Postcode: RH16 3BN

Tel: 01444 446064

Mobile: 07812 965 379

Email: CSpofforth@Savills.com

Informal Tender Conditions

- 1) Your tender should represent your best and final offer, subject to contract, for either the farm as a whole, a combination of lots or individual lots. Tenders close at 12 noon on Friday 20th November 2015.
- 2) All offers must remain open for acceptance up to and including Friday 27th November 2015. The successful and unsuccessful bidders will be advised shortly afterwards as to whether or not their offers have been accepted.
- 3) Offers must be made on behalf of a named purchaser or purchasers for a specific lump sum or sums and for an uneven figure in an endeavour to avoid identical offers. No escalating offers will be considered.
- 4) The sellers are not obliged to accept the highest offer/offers and reserve the right to accept any offer or reject any or all offers.
- 5) In the unlikely event that there are similar offers which are in conflict, they may give the parties concerned a further opportunity to amend their offer.
- 6) This tender form must be completed in its entirety and you must clearly set out your circumstances and what conditions, if any, your purchase is subject to e.g. requirement for mortgage/funding.
- 7) The successful offerors will be expected to unconditionally exchange contracts within 6 weeks of close of tender with completion to follow shortly thereafter.
- 8) This tender form must be either sealed in an envelope and clearly marked "INFORMAL TENDER FOR OTTERPOOL MANOR FARMLAND" and either delivered by hand or posted by special delivery to Hobbs Parker Property Consultants LLP or alternatively the form can be emailed to either: james.hickman@hobbsparker.co.uk or jon.rimmer@hobbsparker.co.uk or faxed to 01233 306299

Please sign this page to confirm that you have read and accept the informal tender conditions.

Print Name: CHRIS SPOFFORTH

Signed: [Signature]

Date: 20/11/15

Otterpool Manor Farmland, Sellindge, Ashford, Kent TN25 6DB

My/our best & final offers are: (Figures & Words)

Lots:	THE WHOLE	£		
Lots:		£		
Lots:		£		
Lots:		£		
Lots:		£		

N.B. OUR CLIENT'S OFFER IS MADE ON THE BASIS THAT THE OVERAGE REFERRED TO IN THE TWO TITLE REGISTRARS FOR THE LAND WILL NO LONGER APPLY.

Lot 1		£		
Lot 2		£		
Lot 3		£		
Lot 4		£		
Lot 5		£		
Lot 6		£		

Tender Document



HOBBS · PARKER
Property Consultants LLP

Purchasing Position

Cash Buyer

**Offer dependent upon
Funding/Mortgage**

**Offer dependent upon the sale
of another property**

Financial Position

Do you require a Mortgage/Funding?

YES

NO

If Yes, have you had funding agreed in principal?

YES

NO

If yes, by whom?

Solicitor Details

Person acting:

Company:

Address:

Postcode:

Tel:

Email:

Authorisation of Offer

Please mark the envelope with the heading:

**INFORMAL TENDER for
Otterpool Manor Farmland**

and send to:

Hobbs Parker Property Consultants LLP
Romney House
Monument Way
Orbital Park
Ashford, Kent TN24 0HB

Or by Fax on: 01233 506299

*Or by Email to: james.hickman@hobbsparker.co.uk
jon.rimmer@hobbsparker.co.uk*

Signed:

Date:

[Signature]
[Initials]
20/11/15

TERMS OF BUSINESS

ACQUISITIONS/DEVELOPMENT

savills

Savills (UK) Limited's standard terms of business are set out below. The accompanying engagement letter (the Letter) may vary these terms. The Letter and the terms of business will together form our Terms of Appointment and, as required by The Estate Agents Act 1979 also constitute the written terms of business which, along with their fees, agents are required to confirm to their clients. When you have read and understood the Letter and these terms, you should sign and return the copy of the Letter to us to record your acceptance of them. If you fail to return the copy to us, or fail to acknowledge your acceptance in writing (including by email), but continue to instruct us in relation to the Services, you will be deemed to have accepted these terms and the conditions set out in the Letter.

In these Terms of Appointment, any reference to "we", "our" or "us" is to Savills (UK) Limited, reference to "you" is to the client to whom the Letter is addressed and references to the "Appointment" is to our appointment as your agent under the Terms of Appointment. In these terms the singular includes the plural and the masculine includes the feminine.

1.0 Our Responsibilities

- 1.1 Our role and responsibilities as agent are set out in the Letter.
- 1.2 Unless otherwise stated in the Letter, we will act as your agent with sole acquisition rights, or jointly with another firm also with sole acquisition rights.
- 1.3 We undertake to comply with the terms of the Estate Agents Act 1979, the Consumer Protection from Unfair Trading Regulations 2008 (CPRs), the Business Protection from Misleading Marketing Regulations (BPRs) and other legislation where relevant to our appointment as agent.

2.0 Information and Assumptions

- 2.1 We will advise you of any material matters we become aware of when identifying a property. We will, however, be entitled to assume, except where informed in writing by you or your professional advisers to the contrary, that:
 - 2.1.1 there are no unusual or onerous encumbrances, restrictions, easements, outgoings or conditions attaching to a property; and
 - 2.1.2 the property complies with all relevant statutory requirements and that the property has been constructed and is occupied in accordance with or is to be sold or let with valid planning permissions and building regulation and all other regulatory approvals.
- 2.2 You are responsible for informing us of all material facts relevant to us acting as agent.
- 2.3 You will ensure that all information provided by you and/or your professional advisers is and remains complete, accurate and not misleading and will notify us promptly if you become aware that information is not accurate or complete or is misleading.

3.0 Identification of Properties

- 3.1 We will use reasonable care and skill to identify properties falling within your stated search requirements. You will be responsible for investigating and determining whether any identified property is in fact suitable, including without limitation investigation of the matters referred to at clause 2.0 above.
- 3.2 Any details of or in respect of the property provided by us, including without limitation any financial information, is not intended to be nor may it be relied upon by you as a formal or accurate opinion of value or recommendation to purchase.

4.0 Introduced Properties

- 4.1 You will not pass or otherwise refer to any other party details of any introduced property, or any other information supplied by us to you, without our written consent.
- 4.2 You will pay all sums due to us under these Terms of Appointment if an acquisition is made by you or any party to whom you pass or refer details of an introduced property and where such party subsequently acquires that property.

5.0 Fees

5.1 Responsibility for Payment of Fees, Costs & Charges

- 5.1.1 The person or company identified in the Letter as the client is responsible for payment of our fees, costs and charges. If more than one party is to be responsible, the Letter should be signed by all relevant parties and their liability will be joint and several.

5.2 Calculation of Fees

- 5.2.1 Unless otherwise stated in the Letter, our fees for searching for and negotiating the acquisition of the property on your behalf are set out in clauses 5.2.2 to 5.2.11 inclusive below.
- 5.2.2 Where the acquisition is a freehold property or the grant or assignment of a lease at a nominal rent for a premium, our fees will be 1.5% of the acquisition price or premium.
- 5.2.3 Where the acquisition is a leasehold property, our fees will be:
 - 5.2.3.1 10% of the annual rent or the average annual rent until review if a stepped rent is agreed (ignoring rent-free or concessionary rental period); plus
 - 5.2.3.2 5% of any premium paid or received.
- 5.2.4 Subject to clause 5.2.6, where the acquisition is the purchase of a controlling interest in a company, or other legal vehicle that indirectly or directly owns the property then our fees will be calculated at the rate of 1.5% of the open market value of the property taking into account any leases or other terms of occupation which may apply, the ownership of which is being acquired by you. For the avoidance of doubt, clause 5.4 shall be read as if reference in that clause to the completion of the purchase of the property were references instead to the conclusion of a binding contract for the purchase of the relevant controlling interest.
- 5.2.5 Where the acquisition is by way of a pre-sale or pre-let, our fees will be calculated by reference to clauses 5.2.2 or 5.2.3 save that 50% of the fees will be payable on exchange of unconditional contracts and the balance will be payable on completion or when you take possession/occupation, whichever is the earlier.
- 5.2.6 Where the acquisition is of a business as a going concern, the following shall apply in calculating our fee (and for the avoidance of doubt, clause 5.4 shall be read as if reference in that clause to the completion of the purchase of the property were references instead to the conclusion of a binding contract for the purchase of the business as a going concern):
 - 5.2.6.1 For the acquisition of the share capital in a company, our fees will be calculated as 2% of the gross consideration rather than the value of the shares transferring. For the avoidance of doubt, gross consideration shall mean the value of the freehold property, goodwill, trade fixtures, fittings, furnishings and equipment and excluding stock in trade, any working capital adjustment, allowance for long-term debts you assumed or any other adjustment relating to taxation of any nature.
 - 5.2.6.2 For the acquisition of a business as an operational freehold going concern, our fees will be 2% of the purchase price for the business, including the value of the freehold property, goodwill, trade fixtures, fittings, furnishings, and equipment. For the avoidance of doubt, stock in trade, any working capital adjustment, allowance for long-term debts you assumed or any other adjustment relating to taxation of any nature shall not be included in calculating the price.
 - 5.2.6.3 For the acquisition of a business as an operational leasehold going concern, our fees will be 5% of the purchase price for the business, including the value of the leasehold property, goodwill, trade fixtures, fittings, furnishings, and equipment, plus 10% of the annual rent payable by the tenant at the date of acquisition. For the avoidance of doubt, stock in trade, any working capital adjustment, allowance for long-term debts

you assumed or any other adjustment relating to taxation of any nature shall not be included in calculating the price.

5.2.7 Where sole acquisition rights (or joint sole acquisition rights) are agreed, then you will be liable to pay remuneration to us. In addition to any other costs or charges agreed, in each of the following circumstances:

5.2.7.1 If unconditional contracts for the acquisition of the property are exchanged in the period during which we have sole acquisition rights, even if the property was not found by us but by another agent or by another person, including you;

5.2.7.2 If unconditional contracts for the acquisition of the property are exchanged after the expiry of the period during which we have sole acquisition rights but to a seller who was introduced to you during that period or with whom we had negotiations about the property during that period. You agree to notify us in these circumstances.

5.2.8 Where the acquisition is of a development, our fee will be calculated as 1% of the capital committed save that 75% of the fees will be payable upon exchange of contracts and the balance will be payable upon completion or when you take possession/occupation, whichever is the earlier.

5.2.9 In case of a joint sole agency the fees as calculated under clauses 5.2.1 to 5.2.8 inclusive will be multiplied by 1.5 and split equally between both agents.

5.2.10 Acting as a 'joint sole agent' means that you will be liable to pay remuneration to us, in addition to any other costs or charges agreed, if at any time unconditional contracts for the acquisition of the property are exchanged:

5.2.10.1 with a seller introduced by us or the other joint sole agent during the period of our joint sole agency; or

5.2.10.2 with whom we had negotiations about the property during that period; or

5.2.10.3 with a seller introduced by another agent during that period.

5.2.11 Acquisition fees do not include such professional work as formal valuations for third parties, preparation and checking of inventories, building works, work linked with legal, tax and fiscal matters, planning advice, structural surveys, specialist tests and other professional work. Such matters are subject to separate fee arrangements. These Terms of Appointment relate to agency business alone and we will not accept responsibility for any of the aforementioned services under these terms.

5.2.12 From time to time we may pay commission to third parties who introduce new clients or new business to us. This may include an introduction made to you or in respect of business that we conclude for you. We pay commission out of revenue earned from the relevant introduction.

5.3 Expenses

5.3.1 In addition to the acquisition fee, you are responsible for all travelling and out of pocket expenses incurred on your behalf.

5.4 Timing of payment

5.4.1 Subject to clauses 5.1 to 5.3 above, our fee and any outstanding expenses are due on the exchange of unconditional contracts, and payable on the date of completion of the purchase or letting of a property.

5.4.2 If completion of the purchase is delayed for more than three months after exchange of unconditional contracts, we reserve the right to invoice you for any property payable fee three months after exchange of contracts. Any such fee will become payable on the date stated on the invoice.

5.4.3 Acceptance of the Terms of Appointment by you will constitute irrevocable authority to us to deduct (alternatively, to instruct your solicitors to deduct and pay to us) our fees and expenses from the exchange and /or completion funds relating to an acquisition.

5.4.4 If following exchange of unconditional contracts, completion of the purchase fails, any fee becomes due and payable on the date on which completion was due to take place or, if earlier, the date of notification of failed completion. You agree to instruct your solicitors to pay any property payable outstanding invoices out of any deposit monies which are or become available in respect of this purchase.

5.5 VAT

5.5.1 All our fees, costs and charges are exclusive of Value Added Tax, which (where applicable) will be paid by you in addition to the sums due.

5.6 Interest and Recovery of Fees

5.6.1 Interest will be payable at 4% above Barclays Bank's base rate from time to time on any invoice that remains unpaid for 14 days after payment is due.

5.6.2 If we find it necessary to use solicitors or other parties to recover agreed fees, costs or charges, you agree to pay any reasonable costs incurred by us in this respect.

6.0 Termination

6.1 You or we may at any time terminate the Appointment by giving not less than 28 days written notice. Notice by either side does not detract from our right to charge fees under clause 5.0.

6.2 Either party may terminate this Appointment immediately upon giving notice in writing to the other party if (in the reasonable opinion of the terminating party) any one of more of the following events occurs or is likely to occur:

6.2.1 a party making any voluntary arrangement with its creditors, entering administration or going into liquidation; or

6.2.2 a security holder taking possession, or a receiver or administrative receiver being appointed, over all or any part of the property or assets of a party; or

6.2.3 any other similar or analogous event in any jurisdiction; or

6.2.4 the other party commits a material breach of the Terms of Appointment.

6.3 If this Appointment is terminated or suspended for any reason under clause 6.0 above, you shall pay all fees and expenses due, commensurate with the services performed, including time spent in the notice period in closing down the instruction. We reserve the right to invoice for all disbursements to date and the greater of the time-charge for the work carried out or:

6.3.1 Lump-sum fixed fees: pro-rata the fee by reference to the stage that work has reached.

6.3.2 'Success' fees: a reasonable percentage of the anticipated fee, by reference to the stage in negotiations that has been reached.

6.4 We may suspend performance of our obligations under these Terms of Appointment without liability if you fail to pay any sum when due and fail to rectify such breach within seven days of receiving notice of non-payment.

7.0 Limitation of Liability

7.1 Neither party will be liable for any loss of profit (other than in respect of our fees, costs or charges), loss of business or goodwill, or for any special, indirect or consequential loss or damage suffered by the other (including as a result of an action brought by a third party), save that nothing in these Terms of Appointment will exclude or restrict any liability which either party may have for (i) death or personal injury arising out of negligence, (ii) fraudulent misrepresentation or (iii) any other liability which cannot be restricted or excluded by law.

7.2 We will not be liable for any loss as a result of your receipt of any information, data or communications supplied or sent by us electronically, where through no fault of our own the relevant information, data or communication has been corrupted or otherwise modified as a result of it being supplied or sent electronically. You will be responsible for ensuring that any materials you provide or send us by any electronic medium and/or by computer disk are, and remain, virus free.

7.3 Subject to clauses 7.1 and 7.2 our total aggregate liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the Appointment or otherwise under the Terms of Appointment, unless otherwise agreed in writing, shall be limited to £5.0m. Where we agree in writing to accept liability to more than one party, the limit on our liability in this clause will be shared between such parties (including you), and it is up to you and such parties to decide how our liability is to be apportioned.

8.0 Indemnity

8.1 Subject to clause 7.0 you will indemnify and keep us indemnified on an after tax basis against all losses, damages, costs and expenses suffered or incurred by us, arising out of or by virtue of your instructions to us or arising out of any act, omission or default by you, any joint agent or any other third party instructed by you, other than any losses, damages, costs and expenses arising by virtue of our default or negligence.

8.2 During the term of the Appointment and for a period of 6 years thereafter, we will maintain in force, with a reputable insurance company, professional indemnity insurance in an amount not less than £5.0m and shall, on your request, produce confirmation from our insurance broker giving details of cover and that the current year's premium has been paid.

8.3 The provisions of clause 8.2 shall survive termination of the Appointment, however arising.

9.0 Compliance

9.1 Money Laundering Regulations 2007

9.1.1 We are obliged to identify our clients in accordance with the requirements of the Money Laundering Regulations 2007. We are likely to request from you, and retain, some information and documentation for these purposes and/or make searches of appropriate databases electronically. For the avoidance of doubt, searches may also be conducted on directors and "beneficial owners" of the client as is required by the legislation. If satisfactory evidence of your identity is not provided within a reasonable time, there may be circumstances in which we are not able to proceed with the instruction.

9.1.2 The provision of our services is a business in the regulated sector under the Proceeds of Crime Act 2002 and, as such, we are required to comply with this legislation which includes provisions that may require us to make a money laundering disclosure in relation to information we obtain as part of our normal work. It is not our practice to inform you when such a disclosure is made or the reasons for it because of the restrictions imposed by the "tipping off" provisions of the legislation.

9.2 Data Protection

9.2.1 In the course of providing services to you, we may collect or receive personal information relating to you and (where the Client is a company) your employees, officers, and shareholders or (where the Client is an individual) members of your family. We will use such personal information for the purpose of providing services to you in accordance with our Appointment. We will also use personal information for related purposes, such as updating our client records, carrying out identity checks in accordance with money laundering requirements (as further set out above in clause 9.1.1) and carrying out credit checks. We may use third party data processors to carry out such activities on our behalf. Data processors may be located in any part of the world. We will ensure that data processors take adequate steps to protect your personal information.

9.2.2 Where we use your personal information to carry out credit checks and anti-fraud checks your details will be passed to credit reference or fraud prevention agencies, who may keep a record of your information and the checks carried out.

9.2.3 If you provide personal information to us relating to another person, you must ensure that you are permitted to pass such information to us and that the individual concerned is aware that you are passing their personal information to us.

9.2.4 We may contact you from time to time by email, post or telephone about products and services that we think may interest you. If you would prefer not to receive such communications please let us know by sending an email to data@savills.com.

9.2.5 We may also pass your personal information to our holding company Savills plc, other members of the Savills group and our associated companies ("Group Companies") to enable them to contact you by telephone, post or email about their products and services. Information that may be passed to Group Companies includes contact details, information about services provided to you by us and other Savills contacts known to you. Group Companies may be located anywhere in the world. For a full list of Group Companies please contact the Company Secretary. By instructing us you consent to us passing your information to Group Companies and to Group Companies

using your contact information to send marketing materials to you, including by email.

9.3 If you have any queries about how we use your personal information or if you would like to see a copy of our data protection policy please contact the Company Secretary at 33 Margaret Street, London W1G 0JD, or compliance@savills.com.

9.4 Equality Act 2010

9.4.1 We are committed to promoting equality and diversity in all our dealings with clients, suppliers, third parties and employees and require that you co-operate with this approach. If you would like to see a copy of our equality and diversity policy please contact the Company Secretary at 33 Margaret Street, London W1G 0JD, or compliance@savills.com.

9.5 Anti-Corruption

9.5.1 You shall comply at all times with all applicable laws, statutes and regulations, relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010.

10.0 Related Services

10.1 It is possible that you and/or the vendor of the property you are buying may wish to instruct us with regard to another property related service and such services may be offered by us to you and/or the vendor. The services might include amongst others:

- a) the sale or purchase of another property;
- b) the rental of property;
- c) provision of financial services through another member of our group of companies;
- d) survey of property;
- e) management of property.

In such circumstances, we or our employees may earn some form of remuneration in relation to the provision of such services.

11.0 Disclosable Interest

11.1 The Estate Agents' Act 1979 requires an agent to disclose promptly, both to you and a vendor, any connection that we or any of our employees or associates may have with either party, whether directly or indirectly, or with any member of their respective families. Should we become aware of any such interests, we will advise you promptly in writing. Should you be aware of any such connection with us you must advise us in writing as soon as it becomes known.

12.0 Health and Safety

12.1 You are responsible for all health and safety, and environmental obligations in accordance with all relevant laws, enactments, orders, codes of practice and regulations in relation to our Appointment.

12.2 You must observe and comply with all applicable health, safety and environmental rules, policies, procedures, regulations and any security requirements that apply to a property, land or site during a visit or viewing.

13.0 Unoccupied Property

13.1 We are not responsible for the management, maintenance or repair of any property purchased unless we have agreed to be. That agreement must be recorded in writing and an additional fee will be payable. It is your responsibility to ensure that where property is unoccupied the property is adequately secured, mains services are dealt with and insurance cover put in place.

14.0 Confidentiality

14.1 Each party undertakes that it shall not disclose to any person any confidential information concerning the business, affairs, customers, clients or suppliers of the other party except as permitted by clauses 14.2 and 14.3 below.

14.2 Each party may disclose the other party's confidential information:

14.2.1 to its employees, officers, representatives, contractors, sub-contractors or advisers who need to know such information for the purposes of carrying out the party's obligations under this Terms of Appointment ("Permitted Recipients"). Each party shall ensure that its Permitted Recipients comply with this clause 14; or

14.2.2 with the other party's prior consent; or

- 14.2.3** as may be required by law, court order or any governmental or regulatory authority.
- 14.3** Neither party shall use any other party's confidential information for any purpose other than to perform its obligations under these Terms of Appointment.
- 14.4** The provisions of this clause shall survive any termination of this Appointment.
- 15.0 Use of Information**
- 15.1** Subject to our confidentiality obligations under clause 14, information provided to us by you, or relating to our instructions may be published or otherwise used by us for marketing purposes either before or after the expiry or termination of our Appointment.
- 15.2** All advice and services produced for you ("Work") is to be regarded as confidential to the party to whom it is addressed and is intended for the use of that party only. Consequently, in accordance with current practice, no responsibility is accepted to any third party in respect of the whole or any part of the Work. Before the Work, or any part of it is reproduced, our written approval as to the form and context of such publication must be obtained.
- 16.0 Intellectual Property Rights**
- 16.1** All Intellectual Property Rights and all other rights in all reports, drawings and accounts and other documentation created, prepared or produced by us in relation to our Appointment shall be owned by us. Subject to 16.2 below, we license all such rights to you free of charge and on a non-exclusive, worldwide basis to such extent as is necessary to enable you to make reasonable use of such reports, drawings and accounts and other documentation.
- 16.2** You acknowledge that, where we do not own any pre-existing materials, your use of rights in pre-existing materials is conditional on us obtaining a written licence (or sub-licence) from the relevant licensor or licensors on such terms as will entitle us to license such rights to you.
- 17.0 Complaints procedure**
- 17.1** In accordance with the Royal Institution of Chartered Surveyors' Rules of Conduct, we operate a formal procedure to deal with complaints from clients and others. Details of this procedure are available from the Complaints Handling Officer (complaints@savills.com).
- 17.2** For unresolved business to business complaints there are provisions for matters to be referred to mediation or arbitration as appropriate. We are also members of the 'Ombudsman Services: Property' for the resolution of any consumer complaints that are not satisfactorily resolved between the parties.
- 17.3** Your right to pursue any dispute through the courts is not affected by the option to resolve a dispute through the complaints procedure or arbitration.
- 18.0 Third Party Rights**
- 18.1** We are a member of the group of companies whose ultimate holding company is Savills plc. These Terms of Appointment, including any written variation, may be enforced by any member of the Savills Group pursuant to the Contracts (Rights of Third Parties) Act 1999, but otherwise the Provisions of the Contracts (Rights of Third Parties) Act will not apply.
- 18.2** Notwithstanding that these Terms of Appointment may be enforced by Savills Group, the Terms of Appointment may be varied or the Appointment may be suspended or terminated in accordance with the Terms of Appointment or by mutual consent, in each case without the consent of any such third party.
- 19.0 Assignment**
- 19.1** You shall not be entitled to assign, sub-contract or otherwise dispose of any of your rights or obligations under these Terms of Appointment without our prior written consent.
- 19.2** We may at any time and without seeking your consent, assign or sub-contract our rights and obligations under these Terms of Appointment to another company within the Savills Group (the "Transferee"). On condition that the Transferee undertakes for your benefit to perform with effect from the date of assignment all of our obligations under these Terms of Appointment in our

place, you shall accept such performance and shall release us from any and all obligations and liability under these Terms of Appointment arising on or after the date of assignment.

20.0 Order of Priority

20.1 The Letter and these terms are to be read together as a single document which make up the Terms of Appointment. In the event of any conflict, the terms of the Letter will prevail.

21.0 Force Majeure and similar

21.1 We reserve the right to delay performance or to cancel the Appointment (without liability to you) and we will not be liable to you for any delay in performing or failure to perform our obligations under the Terms of Appointment if we are prevented from or delayed in the carrying on of our business due to circumstances beyond our reasonable control including, without limitation, acts of God, governmental actions, war or national emergency, acts of terrorism, protests, riot, civil commotion, fire, explosion, flood, epidemic, lock-outs, strikes or other labour disputes (whether or not relating to either party's workforce) or your default provided that, if the event in question continues for a continuous period in excess of 10 days, you shall be entitled to give notice in writing to us to terminate the Appointment.

22.0 Severability

22.1 If any provision of these Terms of Appointment (or part of any provision) is found by any court or other authority of competent jurisdiction to be invalid, illegal or unenforceable, that provision or part-provision shall, to the extent required, be deemed not to form part of the Terms of Appointment, and the validity and enforceability of the other provisions of the Terms of Appointment shall not be affected. If a provision of these Terms of Appointment (or part of any provision) is found illegal, invalid or unenforceable, the provision shall apply with the minimum modification necessary to make it legal, valid and enforceable.

23.0 Entire Agreement

23.1 The Terms of Appointment constitute the entire agreement and understanding of the parties as to the subject matter of the Terms of Appointment. They supersede any prior agreement or understandings between the parties and no variation of the Terms of Appointment will be binding unless agreed in writing.

24.0 Applicable Law and Jurisdiction

24.1 These Terms of Appointment and any dispute or claim, including a dispute or claim of a non-contractual nature, arising under or in connection with these Terms of Appointment shall be governed by and construed in accordance with the law of England and Wales.

24.2 The parties to these Terms of Appointment irrevocably agree that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction over any dispute or claim arising under or in connection with these Terms of Appointment. Nothing in this clause shall limit our right to take proceedings against you in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

25.0 Scotland

25.1 In relation to instructions accepted by us to deal with property situated in Scotland these Terms of Appointment shall have effect subject to the following provisions:

25.1.1 Exchange and unconditional contracts shall include a situation where the parties conclude a legally binding contract or missives free of suspensive conditions or conditions precedent and these Terms of Appointment shall be construed accordingly.

25.1.2 All negotiations conducted by us will be on the basis that no legally binding missives or contract will be concluded unless we are expressly authorised in advance by you in writing to make or accept any contractual offer.

26.0 Provision of Service Regulations

26.1 Under the Provision of Service Regulations 2009, we are required to make certain information available to customers to whom we are providing services. This information can be found at the following web address:
<http://www.savills.co.uk/footer/provision-of-savills-regulations.aspx>.

Wignall, Peter

From: Jarrett, Andy [Andy.Jarrett@shepway.gov.uk]
Sent: 18 November 2015 20:02
To: 'Michael Wooldridge'
Subject: RE: Private and Confidential
Attachments: image005.jpg; image009.jpg; image010.gif; image011.jpg; image012.jpg; image013.jpg; image014.jpg; image015.jpg

Dear Michael

I confirm the instruction based on your email and the attached Terms of Business.

I note the comment on the form regarding override. Have HB indicated that the vendors are prepared to accept an offer without an override clause? I would be concerned if other parties were bidding on the basis that override is included. In that instance I am not sure what would be regarded as the best offer?

We have instructed Counsel to help clarify the current meaning around the override clause.

I would welcome a discussion around these points and will clarify the bottom figure.

Kind Regards

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: andy.jarrett@shepway.gov.uk
M: 07713081278
W: www.shepway.gov.uk

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From: Michael Wooldridge [mailto:MWooldridge@savills.com]
Sent: 18 November 2015 15:08
To: Jarrett, Andy
Subject: RE: Private and Confidential

Dear Andy

Further to our meeting on Monday we have had a number of conversations with Hobbs Parker and it transpires that they have a couple of sealed bids already and that whilst they are interested in a bid starting with a 4, they will let the process run its course. As such I attach a very draft tender form and perhaps we can discuss how much detail we include. We obviously need to bottom out the figure that we are prepared to put forward. Finally, I attach our standard terms of business and would confirm that our we agreed 1.25% not 1.5% as set out in the standard terms. I appreciate you have agreed this but should be grateful if you would reply to this email for completeness.

I look forward to hearing further from you.

Regards

Mike

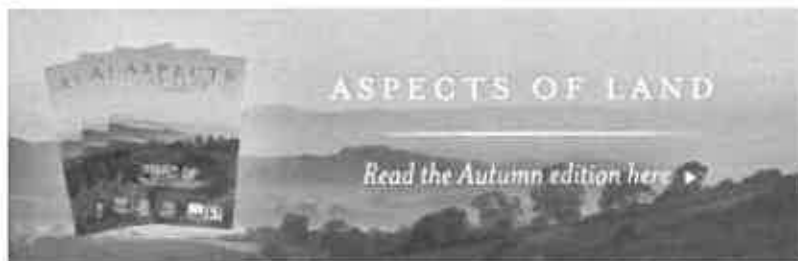
Michael Wooldridge MRICS
Director
Rural

Savills incorporating Smiths Gore

23 Kings Hill Avenue, West Malling, ME19 4UA

  Tel : +44 (0) 1732 879 052
Mobile : +44 (0) 7979 811 511
Email : MWooldridge@savills.com
Website : www.savills-smithsgore.co.uk

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From: Andy.Jarrett@shepway.gov.uk [<mailto:Andy.Jarrett@shepway.gov.uk>]

Sent: 28 October 2015 22:06

To: Michael Wooldridge <michael.wooldridge@Savills-SmithsGore.co.uk>

Subject: Re: Private and Confidential

Hi Mike

Sorry for the slow reply I have been at a Committee meeting this evening. Friday is fine but it would be helpful to have a quick discussion tomorrow morning to gain your general impressions. I have a meeting with the Council's Leader tomorrow morning and it would be good to keep him up to speed. Also it would be helpful if you can forward the legal pack to me so that I can get a lawyer to look at it. I will try and call you after 9am tomorrow.

Many thanks

Andy

From: Michael Wooldridge [<mailto:michael.wooldridge@Savills-SmithsGore.co.uk>]

Sent: Wednesday, October 28, 2015 06:56 PM

To: Jarrett, Andy

Cc: Chris Spofforth <cspofforth@savills.com>

Subject: RE: Private and Confidential

Andy

My farm agency colleague and I had a good look at the land today and are now formulating our opinion as to value and what you might have to pay. Can we ring you at 3pm on Friday to discuss further?

Regards,

Mike

Michael Wooldridge
Director
Rural

Savills Incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA



Tel : +44 (0) 1732 879 052
Mobile : +44 (0) 7979 811 511
Email : michael.wooldridge@Savills-SmithsGore.co.uk
Website: www.savills-smithsgore.co.uk

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From: Andy.Jarrett@shepway.gov.uk [<mailto:Andy.Jarrett@shepway.gov.uk>]

Sent: 27 October 2015 10:29

To: Michael Wooldridge

Subject: RE: Private and Confidential

Thank you Michael

I look forward to hearing from you

Kind Regards

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council.

Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: andy.jarrett@shepway.gov.uk

M: 07713081278

W: www.shepway.gov.uk

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From: Michael Wooldridge [<mailto:michael.wooldridge@Savills-SmithsGore.co.uk>]
Sent: 27 October 2015 10:17
To: Jarrett, Andy
Subject: RE: Private and Confidential

Dear Andy,

Further to our conversation yesterday I would confirm that we will reduce our fee to 1.25% of the purchase price. We are inspecting the land tomorrow morning and will come back to you asap after that.

Regards,

Mike

Michael Wooldridge
Director
Rural

Savills Incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA



Tel : +44 (0) 1732 879 052
Mobile : +44 (0) 7979 811 511
Email : michael.wooldridge@Savills-SmithsGore.co.uk
Website : www.savills-smithsgore.co.uk

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From: Andy.Jarrett@shepway.gov.uk [<mailto:Andy.Jarrett@shepway.gov.uk>]
Sent: 26 October 2015 15:22
To: Michael Wooldridge
Subject: RE: Private and Confidential

Dear Michael,

Thank you for a swift response.

Hopefully you have picked up a message I left on your voicemail.

Can you please call me to discuss your proposal.

Kind Regards

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

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From: Michael Wooldridge [<mailto:michael.wooldridge@Savills-SmithsGore.co.uk>]

Sent: 26 October 2015 13:16

To: Jarrett, Andy

Subject: RE: Private and Confidential

Dear Andy,

We would be delighted to act for you in the purchase of Otterpool and have provisionally arranged to inspect the property on Wednesday. We have also requested the legal pack.

Our fees to purchase the property would be 1.5% of the purchase price. I should be grateful if you would confirm your agreement to this and I will forward our terms of business.

Regards,

Mike

Michael Wooldridge
Director
Rural

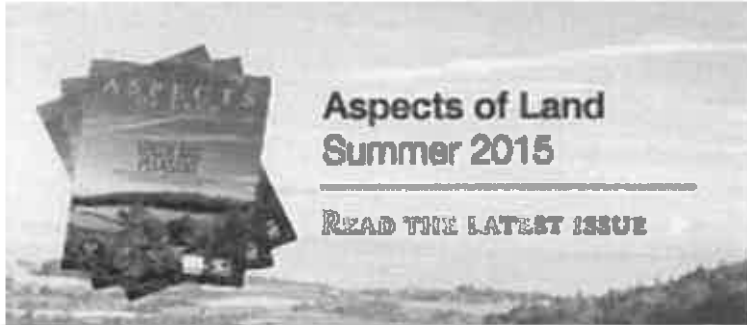
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Website : www.savills-smithsgore.co.uk

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From: Andy.Jarrett@shepway.gov.uk [<mailto:Andy.Jarrett@shepway.gov.uk>]
Sent: 23 October 2015 16:23
To: Michael Wooldridge
Subject: Re: Private and Confidential

Dear Michael
Thank you I look forward to hearing from you on Monday.
Have a good weekend.
Kind Regards
Andy

From: Michael Wooldridge [<mailto:michael.wooldridge@Savills-SmithsGore.co.uk>]
Sent: Friday, October 23, 2015 04:19 PM
To: Jarrett, Andy
Subject: Private and Confidential

Dear Andy

David Parry has forwarded me your email to him in respect of the purchase of Otterpool Manor Farmland in Sellindge. I would be pleased to act for you and note the confidentiality and timing. I would like to give some thought as to the process and a fee proposal and will come back to you on Monday.

Regards

Mike

Michael Wooldridge
Director
Rural

Savills incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA



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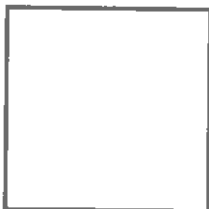
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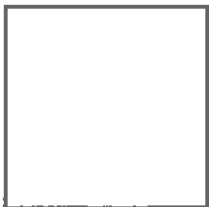
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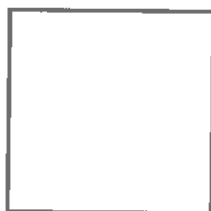
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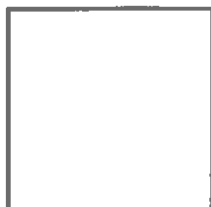
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Sent: 19 November 2015 13:02
To: Andy.Jarrett@shepway.gov.uk
Subject: FW: Otterpool - Subject to Contract
Attachments: image001.gif; image002.png; image003.gif; image004.jpg

Andy

Fyi re overage.

Regards,

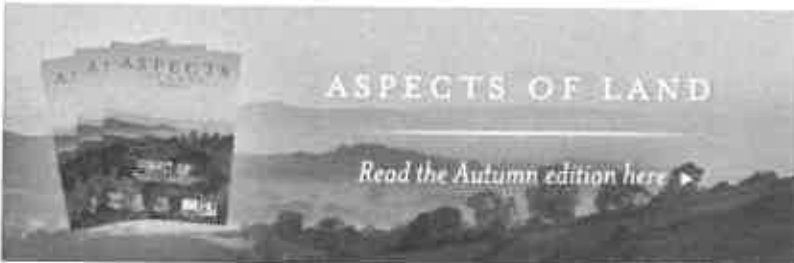
Mike

Michael Wooldridge MRICS
Director
Rural

Savills incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA

		Tel	:+44 (0) 1732 879 052
		Mobile	:+44 (0) 7979 811 511
		Email	: MWooldridge@savills.com
		Website	: www.savills-smithsgore.co.uk

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From: Chris Spofforth
Sent: 19 November 2015 12:27
To: 'Jon Rimmer' <Jon.Rimmer@hobbspark.co.uk>
Subject: RE: Otterpool - Subject to Contract

Thanks Jon, that's very helpful.
Kind regards,
Chris

Chris Spofforth
Associate Director Farm Agency
Rural - Head of the Haywards Heath Office

Savills, 37-39 Perrymount Road, Haywards Heath, RH16 3BN

Tel	:+44 (0) 1444 446 064
Mobile	:+44 (0) 7812 965 379
Email	: cspofforth@savills.com
Website	: www.savills.co.uk

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From: Jon Rimmer [<mailto:Jon.Rimmer@hobbsparker.co.uk>]
Sent: 19 November 2015 11:04
To: Chris Spofforth
Subject: Otterpool - Subject to Contract
Importance: High

Chris

Further to your email received this morning I have received confirmation from the Vendor's that the sale will proceed as previously explained and set out in your email, with there being no overage.

I look forward to receiving your client's tender.

Regards,

Jon.

Jon Rimmer
Hobbs Parker Property Consultants
Tel - 01233 506201
Mob - 07710 182531

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Wignall, Peter

From: Jarrett, Andy [Andy.Jarrett@shepway.gov.uk]
Sent: 19 November 2015 13:25
To: 'Michael Wooldridge'
Subject: RE:
Attachments: image005.jpg; image006.jpg; image007.gif; image008.gif; image009.png

Mike

Thank you that is reassuring. The Council's solicitor has suggested that the N.B on the Tender Document is added to so that it refers to the email correspondence confirming that there will be no overage.

" The current offer is made on the basis that the overage referred to in the two title registers for the land will no longer apply as confirmed by the vendors agent John Rimmer (Hobbs Parker) in his email of 19th November 2015 to Chris Spofforth (Savills)."

I will call you to confirm the final figure for the offer.

Many thanks

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

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Sent: 19 November 2015 13:02
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Subject: FW: Otterpool - Subject to Contract

Andy

Fyi re overage.

Regards,

Mike

Michael Wooldridge MRICS
Director
Rural

Savills incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA



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Email :MWooldridge@savills.com
Website :www.savills-smithsgore.co.uk

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From: Chris Spofforth
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Thanks Jon, that's very helpful.
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Savills, 37-39 Perrymount Road, Haywards Heath, RH16 3BN



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Email :csopforth@savills.com
Website :www.savills.co.uk

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From: Jon Rimmer [<mailto:Jon.Rimmer@hobbsparker.co.uk>]
Sent: 19 November 2015 11:04
To: Chris Spofforth
Subject: Otterpool - Subject to Contract
Importance: High

Chris

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I look forward to receiving your client's tender.

Regards,

Jon.

Jon Rimmer

Hobbs Parker Property Consultants

Tel - 01233 506201

Mob - 07710 182531

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Sent: 19 November 2015 13:38
To: 'Michael Wooldridge'
Subject: RE:
Attachments: image005.jpg; image006.jpg; image007.gif; image008.gif; image009.png

Mike

Further to our discussion I confirm the offer figure is £5m.

Having thought about the Solicitor details I would prefer that be entered as, "To be confirmed", unless you advise otherwise. This will not affect our ability to act swiftly.

Please let me know if you think that will be a problem.

Kind Regards

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

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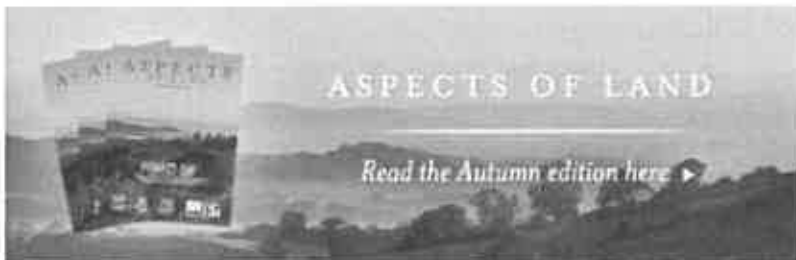
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Website :www.savills.co.uk

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Importance: High

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To: 'Andy.Jarrett@shepway.gov.uk'
Subject: RE:
Attachments: image001.jpg; image002.gif; image003.jpg; image004.gif; image005.png; image006.jpg

Thanks Andy – that shouldn't be a problem. Are you happy that you are named now?

Mike

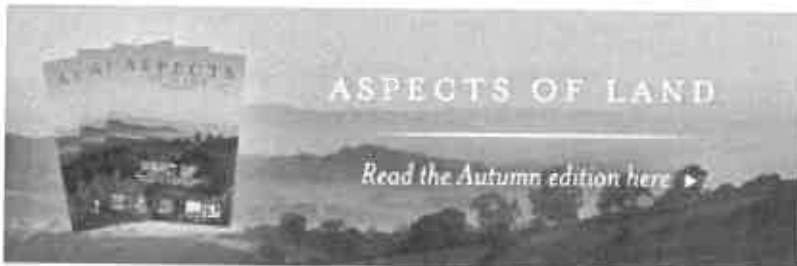
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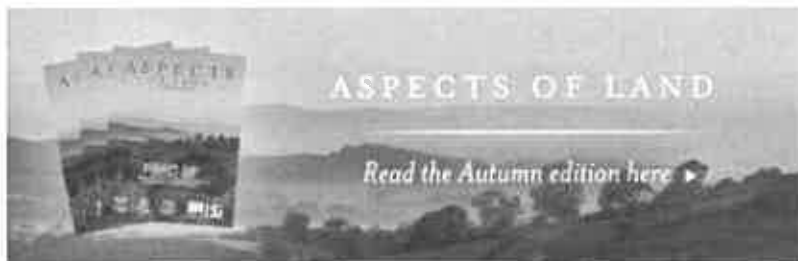
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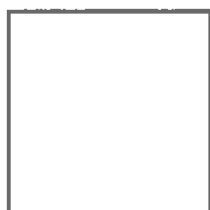
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Wignall, Peter

From: Jarrett, Andy [Andy.Jarrett@shepway.gov.uk]
Sent: 19 November 2015 17:52
To: 'Michael Wooldridge'
Subject: RE:
Attachments: Image003.jpg; image007.jpg; image008.gif; Image009.gif; image010.png; image011.jpg

Mike

Thanks. Having read the conditions on the form I think we have little choice but to be named, so yes. Given that position can you please add our solicitors details:

Nicola Everden
Solicitor
Legal Services
Shepway District Council
Tel - 01303 853308
Mob - 07714 271685
Email: Nicola.everden@shepway.gov.uk

I think you now have all that is required to submit the bid so good luck.

If you do need to speak to me I will be available late this evening (I have a Council meeting to attend now). I am in meetings tomorrow morning but my mobile will be switched on so please interrupt me if required (best number:).

Many thanks

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: andy.jarrett@shepway.gov.uk
M: 07713081278
W: www.shepway.gov.uk

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Mike

Michael Wooldridge MRICS
Director
Rural

Savills Incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA

 savills		Tel	:+44 (0) 1732 879 052
		Mobile	:+44 (0) 7979 811 511
		Email	: MWooldridge@savills.com
		Website	: www.savills-smithsgore.co.uk

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Kind Regards

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From: Chris Spofforth
Sent: 19 November 2015 12:27
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Subject: RE: Otterpool - Subject to Contract

Thanks Jon, that's very helpful.
Kind regards,
Chris

Chris Spofforth

Associate Director Farm Agency
Rural - Head of the Haywards Heath Office

Savills, 37-39 Perrymount Road, Haywards Heath, RH16 3BN

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Email :csppofforth@savills.com
Website :www.savills.co.uk

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From: Jon Rimmer [<mailto:Jon.Rimmer@hobbsparker.co.uk>]

Sent: 19 November 2015 11:04

To: Chris Spofforth

Subject: Otterpool - Subject to Contract

Importance: High

Chris

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Regards,

Jon.

Jon Rimmer

Hobbs Parker Property Consultants

Tel - 01233 506201

Mob - 07710 182531

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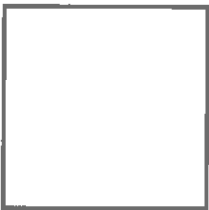
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From: Michael Wooldridge [MWooldridge@savills.com]
Sent: 19 November 2015 19:30
To: 'Andy.Jarrett@shepway.gov.uk'
Cc: Chris Spofforth; Hannah Riches
Subject: RE:
Attachments: image001.jpg; image002.gif; image003.jpg; image004.gif; image005.png; image006.jpg

Thanks Andy – we will complete and submit and demand confidentiality their end.

Will keep you informed.

Mike

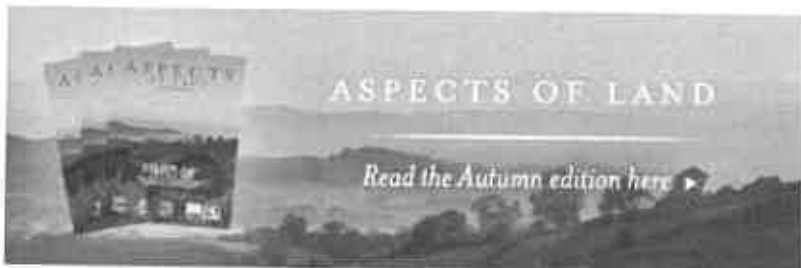
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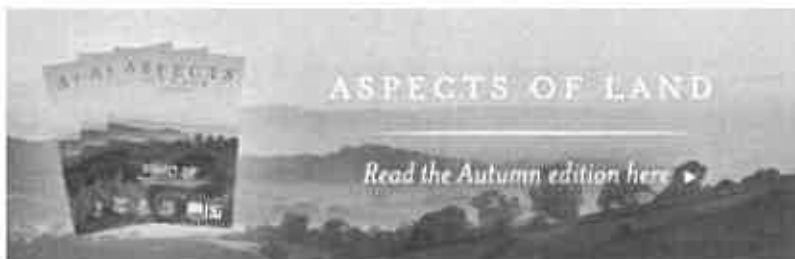
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Subject: FW: Otterpool - Subject to Contract

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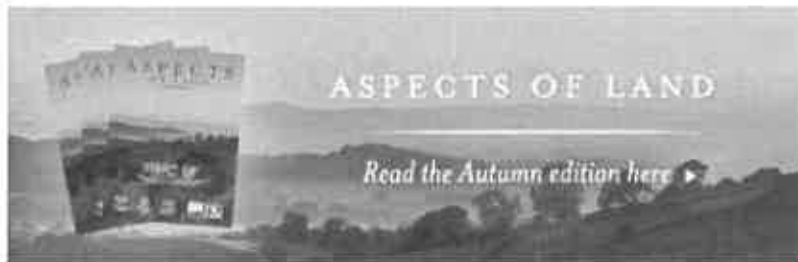
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From: Chris Spofforth
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From: Jon Rimmer [<mailto:Jon.Rimmer@hobbsparker.co.uk>]
Sent: 19 November 2015 11:04
To: Chris Spofforth
Subject: Otterpool - Subject to Contract
Importance: High

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Jon.

Jon Rimmer
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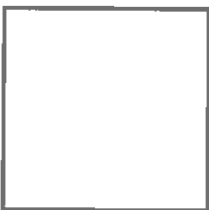
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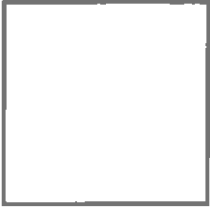
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Subject: Re:
Attachments: image003.jpg; image007.jpg; image008.gif; image009.gif; image010.png; image011.jpg

Andy

I hope you have got my voicemail. To confirm you have been successful which is really good news. They received more bids than they were expecting.

There is a meeting between agents, solicitor and clients on Monday and I will update you thereafter.

Have a good weekend.

Mike

(sent from my blackberry)

From: Andy.Jarrett@shepway.gov.uk [mailto:Andy.Jarrett@shepway.gov.uk]
Sent: Thursday, November 19, 2015 05:51 PM
To: Michael Wooldridge
Subject: RE:

Mike

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Nicola Everden
Solicitor
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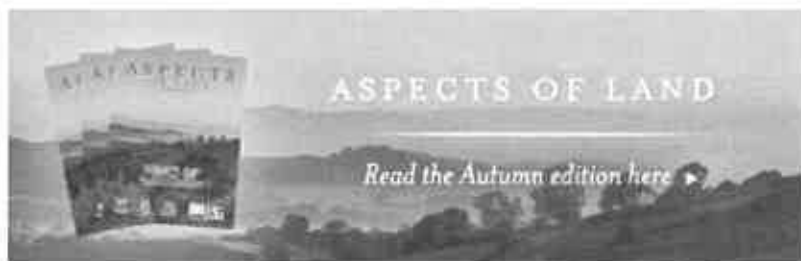
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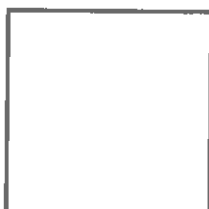
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Wignall, Peter

From: Jarrett, Andy [Andy.Jarrett@shepway.gov.uk]
Sent: 23 November 2015 16:24
To: 'Michael Wooldridge'
Attachments: image001.jpg

Mike

I have a meeting at 9.30 tomorrow morning to bring various people up to date with the project.

Is it possible to give an indication of when and how much will be required as a deposit?

Looking forward we will want to identify potential tenants for the short-term to medium term. It might be worth establishing whether the brothers or any tenants they may have would be in the running. I welcome your advice?

Thanks

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: andy.jarrett@shepway.gov.uk
M: 07713081278
W: www.shepway.gov.uk

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Wignall, Peter

From: Michael Wooldridge [MWooldridge@savills.com]
Sent: 24 November 2015 09:54
To: 'Andy.Jarrett@shepway.gov.uk'
Cc: Chris Spofforth
Subject: RE:
Attachments: image002.jpg; image003.gif; image004.jpg; image005.jpg

Andy

Just got through to Hobbs – they are looking to complete before Christmas too which is a bonus. 10% deposit will be required.

The vendors do not wish to farm but we will be pleased to organise a letting for you and will give this some thought.

Regards,

Mike

Michael Wooldridge MRICS
Director
Rural

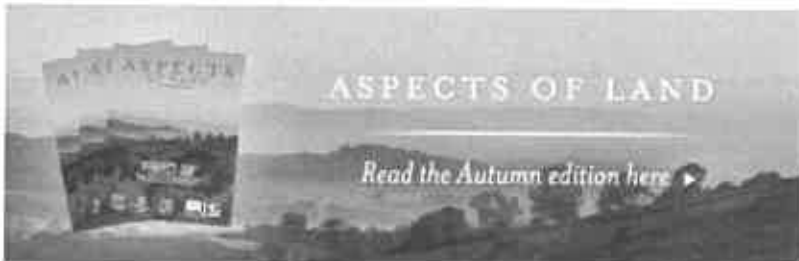
Savills incorporating Smiths Gore

23 Kings Hill Avenue, West Malling, ME19 4UA



Tel :+44 (0) 1732 879 052
Mobile :+44 (0) 7979 811 511
Email :MWooldridge@savills.com
Website :www.savills-smithsgore.co.uk

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E: andy.jarrett@shepway.gov.uk

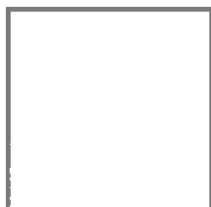
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Wignall, Peter

From: Jarrett, Andy [Andy.Jarrett@shepway.gov.uk]
Sent: 24 November 2015 10:02
To: 'Michael Wooldridge'
Cc: Chris Spofforth
Subject: RE:
Attachments: image001.jpg; image002.jpg; image003.gif; image004.jpg

Perfect. Thank you.

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: andy.jarrett@shepway.gov.uk
M: 07713081278
W: www.shepway.gov.uk

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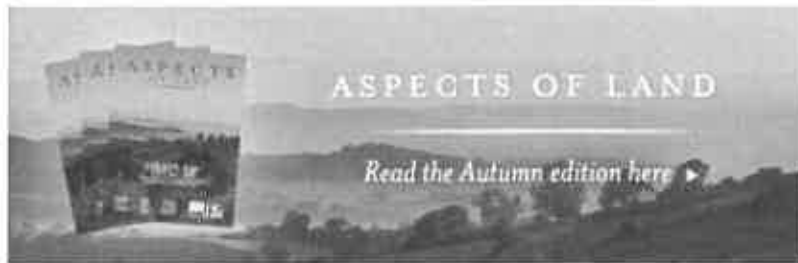
Mike

Michael Wooldridge MRICS
Director
Rural

Savills incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA

  Tel :+44 (0) 1732 879 052
Mobile :+44 (0) 7979 811 511
Email :MWooldridge@savills.com
Website :www.savills-smithsgore.co.uk

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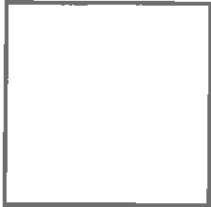
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Wignall, Peter

From: Michael Wooldridge [MWooldridge@savills.com]
Sent: 08 December 2015 17:49
To: 'Andy.Jarrett@shepway.gov.uk'
Subject: Otterpool
Attachments: image001.jpg; image002.gif; image003.jpg; image004.gif; image005.png; image006.jpg

Andy

Fine to have a look at the land tomorrow and the brother who may be about is John Champney.

Regards,


Mike

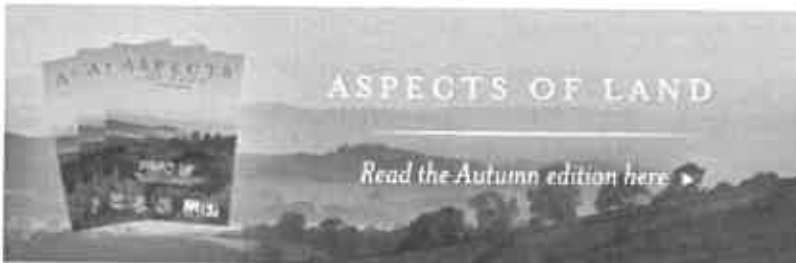
Michael Wooldridge MRICS
Director
Rural

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  Tel : +44 (0) 1732 879 052
Mobile : +44 (0) 7979 811 511
Email : MWooldridge@savills.com
Website : www.savills-smithsgore.co.uk

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From: Andy.Jarrett@shepway.gov.uk [mailto:Andy.Jarrett@shepway.gov.uk]
Sent: 19 November 2015 17:52
To: Michael Wooldridge <MWooldridge@savills.com>
Subject: RE:

Mike

Thanks. Having read the conditions on the form I think we have little choice but to be named, so yes. Given that position can you please add our solicitors details:

Nicola Everden
Solicitor
Legal Services
Shepway District Council
Tel - 01303 853308
Mob - 07714 271685
Email: Nicola.everden@shepway.gov.uk

I think you now have all that is required to submit the bid so good luck.

If you do need to speak to me I will be available late this evening (I have a Council meeting to attend now). I am in meetings tomorrow morning but my mobile will be switched on so please interrupt me if required (best number:).

Many thanks

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: andy.jarrett@shepway.gov.uk
M: 07713081278
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From: Michael Wooldridge [<mailto:MWooldridge@savills.com>]
Sent: 19 November 2015 14:06
To: Jarrett, Andy
Subject: RE:

Thanks Andy – that shouldn't be a problem. Are you happy that you are named now?

Mike

Michael Wooldridge MRICS
Director
Rural

Savills incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA
Tel :+44 (0) 1732 879 052
Mobile :+44 (0) 7979 811 511
Email :MWooldridge@savills.com
Website :www.savills-smithsgore.co.uk



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From: Andy.Jarrett@shepway.gov.uk [mailto:Andy.Jarrett@shepway.gov.uk]

Sent: 19 November 2015 13:38

To: Michael Wooldridge <MWooldridge@savills.com>

Subject: RE:

Mike

Further to our discussion I confirm the offer figure is £5m.

Having thought about the Solicitor details I would prefer that be entered as, "To be confirmed", unless you advise otherwise. This will not affect our ability to act swiftly.

Please let me know if you think that will be a problem.

Kind Regards

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: andy.jarrett@shepway.gov.uk

M: 07713081278

W: www.shepway.gov.uk

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From: Michael Wooldridge [mailto:MWooldridge@savills.com]

Sent: 19 November 2015 13:02

To: Jarrett, Andy

Subject: FW: Otterpool - Subject to Contract

Andy

Fyi re overage.

Regards,

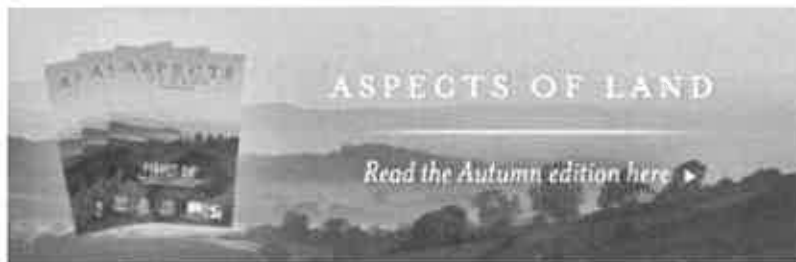
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Savills Incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA

  Tel :+44 (0) 1732 879 052
Mobile :+44 (0) 7979 811 511
Email :MWoodridge@savills.com
Website :www.savills-smithsgore.co.uk

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From: Chris Spofforth
Sent: 19 November 2015 12:27
To: 'Jon Rimmer' <Jon.Rimmer@hobbsparker.co.uk>
Subject: RE: Otterpool - Subject to Contract

Thanks Jon, that's very helpful.
Kind regards,
Chris

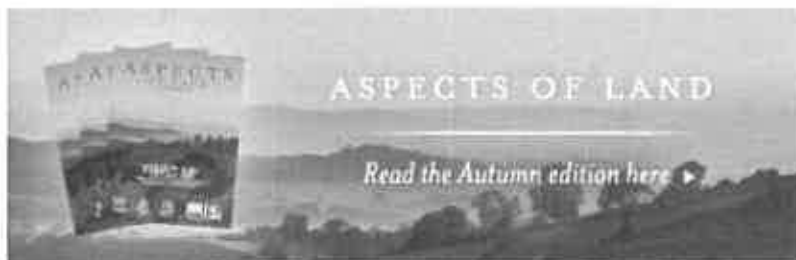
Chris Spofforth
Associate Director Farm Agency
Rural - Head of the Haywards Heath Office

Savills, 37-39 Perrymount Road, Haywards Heath, RH16 3BN

 Tel :+44 (0) 1444 446 064
Mobile :+44 (0) 7812 965 379
Email :cspofforth@savills.com
Website :www.savills.co.uk

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From: Jon Rimmer [<mailto:Jon.Rimmer@hobbsparker.co.uk>]
Sent: 19 November 2015 11:04
To: Chris Spofforth
Subject: Otterpool - Subject to Contract
Importance: High

Chris

Further to your email received this morning I have received confirmation from the Vendor's that the sale will proceed as previously explained and set out in your email, with there being no overage.

I look forward to receiving your client's tender.

Regards,

Jon.

Jon Rimmer

Hobbs Parker Property Consultants

Tel - 01233 506201

Mob - 07710 182531

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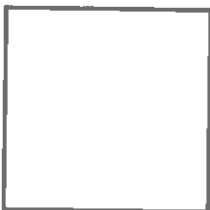
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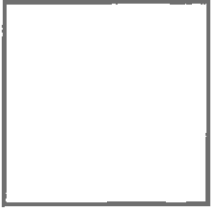
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Wignall, Peter

From: Jarrett, Andy [Andy.Jarrett@shepway.gov.uk]
Sent: 09 December 2015 09:01
To: 'MWoodriddle@savills.com'
Subject: Re: Otterpool
Attachments: image001.jpg; image002.gif; image003.jpg; image004.gif; image005.png; image006.jpg

Thank you Mike.

From: Michael Wooldridge [mailto:MWoodriddle@savills.com]
Sent: Tuesday, December 08, 2015 05:49 PM
To: Jarrett, Andy
Subject: Otterpool

Andy

Fine to have a look at the land tomorrow and the brother who may be about is John Champney.

Regards,

Mike

Michael Wooldridge MRICS
Director
Rural

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Many thanks

Andy

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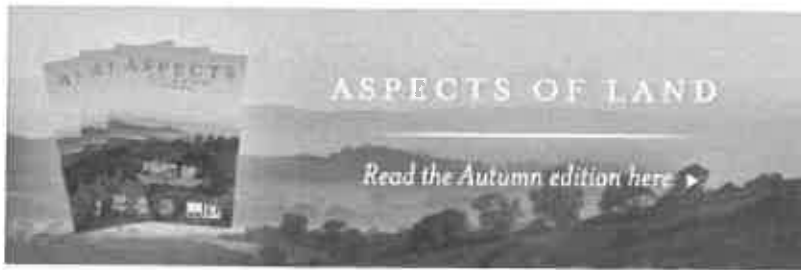
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Sent: 19 November 2015 13:38

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Subject: RE:

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From: Michael Wooldridge [mailto:MWooldridge@savills.com]

Sent: 19 November 2015 13:02

To: Jarrett, Andy
Subject: FW: Otterpool - Subject to Contract

Andy

Fyi re overage.

Regards,

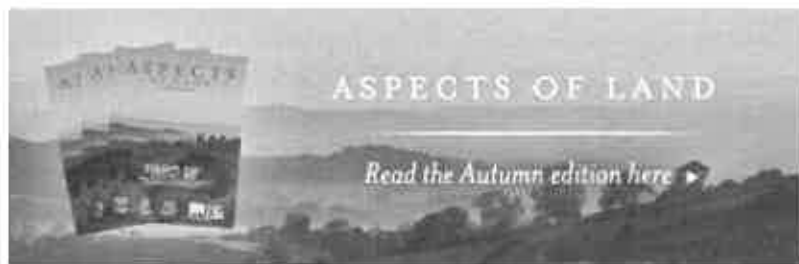
Mike

Michael Wooldridge MRICS
Director
Rural

Savills incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA

 incorporating 	Tel	:+44 (0) 1732 879 052
	Mobile	:+44 (0) 7979 811 511
	Email	: MWooldridge@savills.com
	Website	: www.savills-smithsgore.co.uk

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From: Chris Spofforth
Sent: 19 November 2015 12:27
To: 'Jon Rimmer' <Jon.Rimmer@hobbsparker.co.uk>
Subject: RE: Otterpool - Subject to Contract

Thanks Jon, that's very helpful.
Kind regards,
Chris

Chris Spofforth
Associate Director Farm Agency
Rural - Head of the Haywards Heath Office

Savills, 37-39 Perrymount Road, Haywards Heath, RH16 3BN

	Tel	:+44 (0) 1444 446 064
	Mobile	:+44 (0) 7812 965 379
	Email	: cspofforth@savills.com
	Website	: www.savills.co.uk

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From: Jon Rimmer [<mailto:Jon.Rimmer@hobbsparker.co.uk>]
Sent: 19 November 2015 11:04
To: Chris Spofforth

Subject: Otterpool - Subject to Contract
Importance: High

Chris

Further to your email received this morning I have received confirmation from the Vendor's that the sale will proceed as previously explained and set out in your email, with there being no overage.

I look forward to receiving your client's tender.

Regards,

Jon.

Jon Rimmer
Hobbs Parker Property Consultants
Tel - 01233 506201
Mob - 07710 182531

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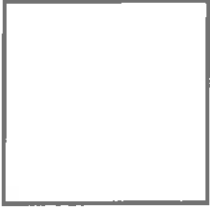
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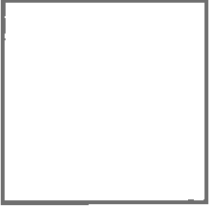
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Wignall, Peter

From: Michael Wooldridge [MWooldridge@savills.com]
Sent: 24 December 2015 10:43
To: 'Andy.Jarrett@shepway.gov.uk'
Subject: FW: Otterpool
Attachments: image001.jpg; image002.gif

Dear Andy

Please see below – I will let you know when I receive the necessary insurance information.

Happy Christmas,

Mike

Michael Wooldridge MRICS
Director
Rural

Savills Incorporating Smiths Gore
23 Kings Hill Avenue, West Malling, ME19 4UA

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Mobile : +44 (0) 7979 811 511
Email : MWooldridge@savills.com
Website : www.savills-smithsgore.co.uk

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From: Michael Wooldridge
Sent: 23 December 2015 13:41
To: '07768101435jc@gmail.com' <07768101435ic@gmail.com>
Subject: Otterpool

Dear Mr Champneys

Further to our conversation please can you provide me with a copy of your BASC insurance details and your public liability insurance to show that you are covered for vermin shooting across the land. As soon as I have a copy of this I will confirm Shepway's position with regard to granting you an appropriate licence.

I look forward to hearing from you.

Regards

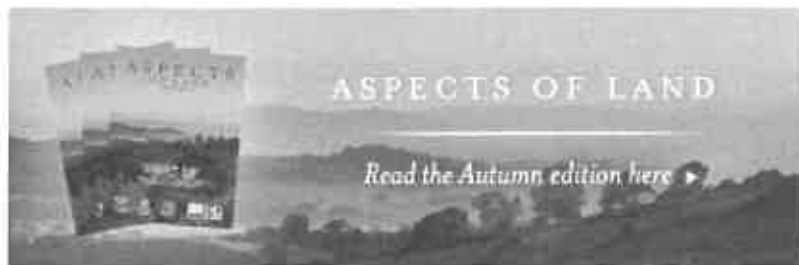
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Wignall, Peter

From: Jarrett, Andy [Andy.Jarrett@shepway.gov.uk]
Sent: 24 December 2015 10:52
To: 'Michael Wooldridge'
Subject: RE: Otterpool
Attachments: image003.jpg; image004.jpg; image005.gif

Thank you Mike

Have a good Christmas and I look forward to seeing you in the New Year.

Kind Regards

Andy

Andy Jarrett
Head of Strategic Development Sites
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: andy.jarrett@shepway.gov.uk
M: 07713081278
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