

Helen Marsh, acting for the estate of Mrs Edith Marsh

41 Meadow View

Ilkley

LS29 8PT

Cash offer for 3 Chapel Row, Otley LS21 3BA

Dear Helen Marsh,

Thank you for telling us about 3 Chapel Row. We are pleased to make the cash offer set out below.

Property	3 Chapel Row, Otley, West Yorkshire, LS21 3BA
Our offer	£118,000 (one hundred and eighteen thousand pounds)
Buyer	Cashio Ltd, buying with its own funds. No mortgage, no chain and no sale needed to proceed.
Completion	On a date you choose between 6 November 2026 and 18 December 2026
Offer valid until	16 October 2026 at 5pm
Legal fees	You pay your own legal fees. This applies when you use a solicitor from our panel or one we agree with you in advance. Fees above the cap, and any disbursements, are yours.
Survey	Required before exchange. We arrange and pay for it, at a time that suits you.
Possession	Vacant possession on completion
Fixtures and fittings	Sold as seen, including the contents left in the property.

What this offer is based on

- A two-bedroom terraced house, freehold.
- The condition as you described it to us: needs full refurbishment.
- A sale by the estate, once the grant is issued. Probate: applied for.

When the figure could change

Our offer is based on what you have told us and what we saw at our visit. We will only change it if the survey, the title or the searches show something material that we did not know about, such as structural movement, a short lease, a restriction on the title or a boundary problem. If that happens we will explain what we found, show you the report, and give you the choice of a revised figure or walking away at no cost to you.

What happens next

1. To accept, reply to this letter by email or telephone your buying manager on the number below. There is nothing to sign at this stage. The deadline is 16 October 2026 at 5pm.
2. You instruct a solicitor or conveyancer of your choice.
3. We arrange the survey and our solicitor carries out the searches.
4. Exchange of contracts, which is the point at which the sale becomes legally binding.
5. Completion on your chosen date, when the full price is paid to your solicitor.

Important information

This offer is made subject to contract. It is not legally binding on you or on us until contracts are exchanged, and you are under no obligation to accept it. We recommend you take independent legal advice before agreeing to sell.

We will use your information to progress this offer as described in our privacy notice: <https://www.cashio.co.uk/privacy>. If you are unhappy with our service, our complaints procedure is at <https://www.cashio.co.uk/complaints>.

If you have any questions, please contact me directly.

Yours sincerely,

Priya Nandakumar

Buying Manager, Cashio Ltd

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James Whitfield

Director, Cashio Ltd