Dear Jonathan,

Thank you again for inviting me to carry out the market valuation on your property.

Following our valuation, I am pleased to confirm that, in my opinion, the property's current market value is in the region of **£1,600,000 to £1,650,000.**

Based on your priorities, I would recommend we commence marketing at **£1,650,000**. This price point is designed to attract the right level of buyer interest early, while giving us the best opportunity to negotiate strongly once we have real market feedback.

Given your desire to move in a timely fashion, this approach will help generate early demand and secure an offer from a buyer who is best placed to progress with pace.

I confirm that we are currently offering a sole agency commission rate of **1.25% plus VAT,** which, at a sale price of **£1,650,000**, would be **£24,750 inclusive of VAT**. We work on results — therefore, if we do not find you a buyer, **No Sale, No Fee** will apply.

Yours sincerely,

Emlyn Parks