Springbok Properties®
Fast Sale Specialist and Cash Buyer



A FIXED PRICE WITH ZERO SELLING COSTS

28, Dewsland Park Road, Newport NP20 4EF

Thank you for choosing Springbok Properties for the sale of your property.

We're proud members of these regulatory bodies and we adhere to their high standards of customer service and transparency

The Property Ombudsman · fsb · APPROVED CODE TRADINGSTANDARDS.GOV.UK · GOV.UK Money Laundering Regulations

The registered office address for Springbok Properties Ltd. is: Suite 7N, Trafford House, Chester Road, Old Trafford, M32 0RS
Company Number: 09045757

CONGRATULATIONS

You're in good company.
Over 8,100 UK homesellers have chosen our fixed price sale option.

If you're happy with the fixed price that has been discussed, please e-sign the enclosed document.



Over 19,000 happy sellers, 11,700+ independent reviews

Fixed Price Agreement

This document contains the terms agreed between YOU (Owner, Seller, YOU, YOUR) and Springbok Properties Ltd. (SP, Springbok Properties, Option Holder, Buyer, US, OUR, WE). By signing this Agreement, YOU accept that the terms set out in this document will legally bind YOU.

This Agreement is made on: 09th Nov, 26

Between
(1) Springbok Properties of Suite 7N, Trafford House, Chester Road, Old Trafford, M32 0RS and:

(2) Full Name(s) **Linda Pressley**

IT IS HEREBY AGREED

Start date: For the avoidance of doubt all parties agree that their contractual obligations under the terms and conditions commence from date of signing this agreement and the sole selling rights term date will commence from the go live date. I.e. the date at which the property is first marketed by Springbok Properties

Property: 28, Dewsland Park Road, Newport NP20 4EF

Agreed Purchase Price or Fixed Price: £ 240000

Option Period 16 Weeks

1. On the date of this Agreement the Option Holder will pay the Option Sum of £1 to the Owner. In return for the Option Sum, the Owner grants the Option Holder an option during the Option Period to buy the Property at the Agreed Purchase Price.
2. Upon SP's request the Owner will immediately instruct the Owner's Conveyancer. In accordance with the terms of this Agreement the Owner will sell the Property to SP (or its nominees or assignees) for the Agreed Purchase Price.
3. SP is entitled to assign its rights under this Agreement to a nominated Third-Party Buyer or assignee and to direct the Owner to transfer the ownership of the Property to that nominated Third-Party Buyer or assignee.
4. The Property will be sold with vacant possession on completion. Completion will take place on a date that is mutually agreed by both parties. On completion SP (or its nominee or assignee) will pay the Agreed Fixed Price.
5. The Owner covenants with SP not to make any disposal at any time during the Option Period other than to SP, its nominee or assignee.
6. The Owner hereby acknowledges and gives formal consent to SP to register this Agreement as a unilateral notice with HM Land Registry.

FIXED PRICE

7. We will cover your standard legal conveyancing fees if YOU use OUR panel solicitor. Conveyancing fees do not include disbursements or any additional works that fall outside the standard sales process. In the case of leasehold properties YOU will be responsible for the costs associated with Management Companies.
   YOU acknowledge and agree that YOU are responsible for the settlement of any charges, restrictions, notices, or other financial liabilities registered against the Property at or prior to completion**.** YOU further confirm that YOU have sufficient equity in the Property to proceed at the agreed fixed price and to discharge any such charges in full on completion.
8. YOU understand that SP is not obliged to proceed at the Fixed Price and reserves the right to offer YOU a revised Price if issues arise or WE do not generate sufficient interest. YOU can accept or reject the revised Price offered by SP. If YOU decide to accept the revised Price, YOU and SP will enter into a new Agreement at the revised Price.

CONSEQUENCES OF BREACH / MINIMUM OPTION FEE AND TERMINATION

9. YOU acknowledge that any sale proceeds above the Agreed Purchase Price will belong to SP and acknowledge that WE are securing the option to buy to resell the property at a profit.
10. In the event that the Owner makes a disposal of the property during the Option Period, the Owner shall immediately pay to SP (or its nominee or assignee) the release sum equivalent to the difference between the Option Price and Sale Price, or £7,000 (whichever is the greater). If a third party introduced by SP purchases the property within 12 months of the expiry of the Option Period, a fee is payable by the Seller as noted in this clause.
11. If YOU instruct SP to begin marketing the Property during the 14-day cancellation period and YOU subsequently exercise YOUR right to cancel at this stage, YOU will be required to pay SP an amount which is in proportion to any work done until YOU communicated YOUR cancellation of the Agreement. This will include reasonable expenses incurred for advertising and preparation of property particulars, legal fees, etc. and will not exceed £700 plus VAT. After the initial Option Period, the option will be automatically renewed under the same conditions until such time as YOU or WE provide 28-days' notice in writing to terminate the agreement. If YOU cancel the Agreement for any reason during the Option Period, YOU agree to reimburse US for costs up to this point. This fee will not exceed £700 plus VAT, except where SP introduces or has negotiations with the ultimate Buyer of the Property before YOU exercised your right to cancel the Agreement. In this case, the Agreement will have been fully performed and the

Standard Fee or Release Sum (whichever is the greater) will be due, notwithstanding that cancellation took place (see above).

GENERAL

12. The Owner agrees to enter into a Sole Selling Rights Agreement with the Option Holder.
13. All negotiations in relation to the Property must be carried out through SP.
14. If SP receives a Reservation Deposit from a prospective Buyer to secure the Property with the intention to complete on a sale, then the Option Period shall be extended to one week after the Completion Date.
15. If the assigned Buyer withdraws from the Reservation Agreement, the assigned Buyer may forfeit the Reservation Deposit to SP. If the Reservation Deposit is forfeited to SP, then SP will pay one half of the Reservation Deposit to the Owner and the Option Period shall be extended by 8 weeks from that date.
16. Each of the provisions of this Agreement is severable and distinct from the others and if at any time one or more such provisions is or becomes invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not be affected or impaired.
17. This Agreement supersedes and replaces all previous Agreements between YOU and SP.
18. By entering into this Agreement, YOU authorise SP to collect, use, store and share personal data relating to YOU and the Property with relevant third parties where reasonably necessary to perform the services under this Agreement. Such third parties may include, but are not limited to, solicitors, conveyancers, surveyors, valuers, mortgage advisers, professional advisers, marketing providers, online property portals, and identity verification providers, where required. Any sharing of personal data shall be limited to what is necessary for the purposes of marketing the Property, progressing a transaction, complying with legal and regulatory obligations, and fulfilling SP's contractual duties to YOU.

☑ YOU instruct Springbok Properties to begin work to market the Property for sale to a Third-Party Buyer before the end of the 14-day Cooling-Off Period (see clause 11)

☑ By signing here, I/We confirm that I/We have read and agree to all details in this agreement.



Linda Pressley — 09/11/2026
(l.pressley@sky.com)

The document was electronically signed at the IP Address:
2a02:c7c:bc0f:700:8c45:530d:a0da:8a69



Sam Whitehead — 09/11/2026
(sam.whitehead@springbokgroup.co.uk)

WHAT COMES NEXT?

Here's what happens when you click the yellow 'click here to sign' button...

1



A copy of this agreement will be emailed to us and to you (or you can download it once you've signed if you prefer)

2



You'll receive a call from an 0161 phone number and one of our experts will check and confirm your details

3



You can sit back, relax and let us do all the work for you

YOU'RE IN SAFE HANDS

Google Reviews

allAgents.co.uk

We have 11,700+ independent customer reviews and videos, including these...

'Impressed' ★★★★★

"Good **quick sale at the right price.** Did exactly what they said they would. Very impressed. I will definitely recommend Springbok."

Steve, allAgents

'Supportive' ★★★★★

"Everything was **done swiftly** and easily and they were extremely supportive. They did everything **to meet my timelines.**"

Alex, allAgents

'Excellent' ★★★★★

"Couldn't ask for better service. They took the worry off me and handled my sale in an excellent manner. **Highly recommended.**"

Dee, allAgents

'Efficient' ★★★★★

"If you want to **sell your property fast,** look no further. A slick, **efficient service**. From my initial enquiry it only took a couple of days for my property to be marketed online and viewings followed shortly afterwards."

Mel Robinson, Google

'Outstanding' ★★★★★

"**We wish we had gone with Springbok first.** We tried two local agents who failed to sell our property. Springbok sold it within one week. Help, support and comms were outstanding. If we need to sell in the future, we will go straight to Springbok."

Pam, allAgents

'Straightforward' ★★★★★

"The negotiations were straightforward and they were **always available when contacted**. Very helpful and nothing was too much bother."

Jim, allAgents

'Helpful' ★★★★★

"I trusted Springbok to sell my house for me when I was having no luck with local agents.They were so helpful every step of the way, helped me through the process and was always there to answer every question I had. Cannot praise them enough.

Linda Geary, Trustpilot

'Recommend' ★★★★★

"The Springbok team have been very **supportive**, have **great communications** and **kept me up to date** when required. I would recommend them if you are looking to selll your property.

Joanne Dean, Google