

Caring about you and your property

**HACKNEY
& LEIGH**

Our Ref: KE/JD/K7249

Mrs Ritchie
6 Friary Farm
Radcliffe Road
Bamburgh
NE69 7AE

Hackney & Leigh Ltd
100 Stricklandgate
Kendal
Cumbria
LA9 4PU

Dear Mrs Ritchie,

Monday 23rd March 2026

Re: 4 Low Chambers, Brigsteer, Kendal, LA8 8DP

Please find attached the brochure which we have prepared following our visit to your home. We would be grateful if you could read it carefully and ensure that it is factually correct.

In writing your brochure, we are obliged to ensure we are complying with the requirements of the Consumer Protection from Unfair Trading Regulations 2008 (CPRs). The CPRs make it a criminal offence for us to make a false or misleading statement in the description of the property. There can also be repercussions under other legislation on the vendors of the property if false or misleading statements are made by them to their agents.

Whilst the regulations are intended to produce honest and truthful sales particulars of the property for the general public's consumption, it results in preventing us from being as descriptive as we would like, as subjective statements can often be challenged under this legislation. We therefore put far more emphasis on the use of our professional photographers. After all, it is often said "a picture paints a thousand words". This includes the latest 360° scans of your home allowing buyers to view the property virtually, at their leisure. We will also film a "video walk-through" which enables us to make better use of social media, Hackney & Leigh's popular website and property portals such as Rightmove and On the Market, which is where 99% of buyers now focus their search.

Please can we also ask you to confirm that all of the fixtures and fittings we have referred to (and particularly the heating and electrical appliances) are in sound working order, that we have not made any errors and that the asking price shown is as we have agreed.

Please sign and return the attached form to us, confirming you are happy for us to proceed in marketing your home, along with your agency agreement if you have not already done so.

Finally, we would like to take this opportunity to thank you for your instructions and offer you our assurance that we will do our utmost to achieve a sale of your property.

Yours sincerely,

Keira Evans
For and on behalf of Hackney & Leigh Ltd



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www.hackney-leigh.co.uk

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Consumer Protection from Unfair Trading Regulations 2008 (CPRs)

I/We have carefully read and checked these details and can confirm that they do not contain any error, mistake or misdescription of any kind and that the fixtures and fittings referred to are in working order and included/available as described.

Signed: Date:

Signed: Date:



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