

Memorandum of sale

Subject to contract. This memorandum records a sale that has been agreed in principle. It is not a contract.

Neither the seller nor the buyer is bound until contracts are exchanged.

From: Ashdown & Pryor Estate Agents, 9 Parliament Street, Harrogate HG1 2QU, 01632 960 700, sales@ash-downpryor.example

Agent handling the sale: Nadia Rahman

Date: 7 October 2026

Our reference: AP/ELM27

The property

Address: 27 Elm Bank Road, Harrogate HG1 2DT

Tenure: Freehold

Title number (if known): NYK123456

Agreed price: £385,000

Included in the price: The garden shed and the curtains in the living room

Items sold separately: Dining table and chairs, £450

Date offer accepted: 2 October 2026

The seller

Name: Martin and Clare Holroyd

Address: 27 Elm Bank Road, Harrogate HG1 2DT

Phone and email: 01632 960 702, martin.holroyd@example.com

Seller's conveyancer: Harper & Lane LLP, 4 Wellington Yard, Leeds LS1 4AP. Handling: Imogen Varga, 01632 960 118, imogen.varga@harperlane.example, ref IV/HOL/2210.

The buyer

Name: Anika Doyle and James Doyle

Address: 14 Station Court, Knaresborough HG5 0BE

Phone and email: 01632 960 733, anika.doyle@example.com

Buyer's conveyancer: Brennan Hale Solicitors, 2 Stonegate, York YO1 8AS. Handling: Tom Brennan, 01632 960 377, tom@brennanhale.example, ref TB/DOY/0931.

How the buyer is funding the purchase: Mortgage with Ridings Mutual Building Society, agreement in principle dated 22 September 2026 for £290,000

Mortgage broker: Kirsty Hale at Harbour Mortgage Services (01632 960 551, kirsty@harbourmortgages.example)

Deposit: £95,000, from sale of the buyer's property

Buyer's position: Sale agreed, see the chain below

Identity and funding checks: We have checked the buyer's identity and evidence of funds on 2 October 2026.

The chain

Listed from the bottom of the chain to the top.

Position	Property	Buyer	Seller	Status
1 (bottom)	14 Station Court, Knaresborough HG5 0BE	Leo Grant (first-time buyer)	Anika and James Doyle	Sale agreed, mortgage offer received
2	27 Elm Bank Road, Harrogate HG1 2DT	Anika and James Doyle	Martin and Clare Holroyd	Sale agreed
3 (top)	New-build home	Martin and Clare Holroyd	The developer	Reserved, no onward chain

Timescales and special conditions

Target exchange date: To be agreed

Target completion date: 18 December 2026

Marketing: The seller has asked us to stop marketing the property.

Survey: The buyer intends to have a RICS Level 2 survey carried out by Dales Surveying.

Our fee

Our fee is payable by the seller on completion, as set out in our terms of business dated 14 August 2026.

Copies sent to

- The seller

- The buyer

- The seller's conveyancer

- The buyer's conveyancer

- The buyer's mortgage broker

Please contact Nadia Rahman on 01632 960 700 or at sales@ashdownpryor.example with any questions.