

INFORMAL TENDER OFFER

ELLENGUY, THE GREAT YARD, THE GREEN, ROUGHAM, IP30 9JP

BEST BIDS MUST BE RECEIVED BY NOON ON FRIDAY 30TH April 2024

I/WePurchaser(s) full name(s)
of (full postal address including postcode)

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.....
.....

Contact Telephone numbers:/...../.....

do hereby agree to purchase the property, subject to contract, described as Ellenguy, The Great Yard, The Green, Rougham, Bury St Edmunds IP30 9JP in accordance with the terms set out in the accompanying stipulations and conditions of sale, for the sum of (amount in figures and words): -

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.....

I/We declare this offer is: (Please complete/delete as applicable and attach any further supporting information i.e., letters from Solicitor, Bank, Building Society or Agent)

- Not dependent upon the sale of another property (please provide confirmation of your purchasing position)
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- Not dependent upon a mortgage (please provide confirmation of cash funding by way of a statement, letter from your solicitor or bank/building society)
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- Dependent on the sale of another property (please confirm at what stage your sale has reached and provide the address of your agent)
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.....
- Dependent upon mortgage finance (please confirm with which lender this is agreed in principle/arranged as well as the approximate percentage needed)
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.....

Details of your appointed solicitor/ conveyancer –

Company name

Address:

.....

Contact Name.....

Telephone No.....

Email.....

Signed:

DATED this day of.....2021

CONDITIONS AND STIPULATIONS OF SALE

Bids must be presented by way of completing the attached form with all relevant sections completed in full. No other form of offer will be considered. The vendor is under no obligation to accept the highest, or indeed any offer for the property.

1. TIMESCALE: The closing date for bids is noon on 30th April 2024. All offers should be delivered to Maxwell Brown, 45 Ipswich Street Stowmarket IP14 1H in a sealed envelope clearly marked 'Ellenguy' No envelopes will be opened until after the closing date and bidders will be informed of the outcome as soon as we receive our clients' instructions.

2. TENURE AND POSSESSION: The property is Freehold and sold with Vacant Possession. A condition of accepting an offer is with a requirement to exchange contracts by close of business on Friday 7th June 2024 or before. If this is not met the purchaser may forfeit their deposit.

3. DEPOSIT AND FEES: The successful bidder will be required to pay a non-refundable deposit of £5,000 into the agent's client account upon acceptance of their offer. The successful bidder will be required to pay the agent a buyer's premium of 1%+ VAT (1.2% inc. VAT) of the agreed sale price.

3. RIGHTS OF WAY AND EASEMENTS: The property is sold subject to, and with the benefit of, all existing rights including rights-of-way, water, light and other easements (unless specified), rights of access as at present enjoyed and all way leaves for poles, stays, cables, underground pipes and water pipes whether or not mentioned in any particulars or conditions of sale.

4. TOWN AND COUNTRY PLANNING: The property, notwithstanding, any description contained in these particulars is sold subject to any development plan, tree preservation order, town planning scheme, resolution or notice which may be or may come to be enforced and subject to road widening or improvement schemes, land charges, any statutory provisions, or by-laws without obligation on the part of the vendor to specify them. The attention of bidders is drawn to the fact that Local Authority Consents will be necessary to develop the property or any part of it. The following conditions, in addition to those already referred, will apply: -

5. All bids will be subject to contract. It is assumed that prospective purchasers will have satisfied themselves as to the structural condition of the property and to other relevant matters.

6. If a mortgage is required to fund an acquisition, prospective purchasers must obtain confirmation, in writing, from their bank or building society of an agreement to lend on the property, taking into account its current condition.

7. If mortgage finance is not required, confirmation of cash funding should be provided by way of a statement or supporting letter from your appointed solicitor or bank/building society.

8. Any plans shown on the particulars of sale are based on the ordnance survey extract and are for reference purposes only. Any error shall not annul or entitle either party to compensation in respect thereof. Prospective purchasers shall be deemed to have satisfied themselves as to the description of the property.

9. Bids should be made on behalf of a named purchaser in a specific sum. An uneven figure will minimise the risk of identical bids.

10. No escalating bid will be considered, and no offer should be made which is calculable only by reference to another offer.

11. Prospective purchasers will not be given an opportunity to re-submit offers, unless our clients request this in the event identical bids are received.

12. The full name, address and telephone numbers of the prospective purchasers' solicitor should be provided. The successful bidder will be required to furnish the agent with valid photographic ID and proof of main residence in compliance with the Money Laundering act. The sale cannot proceed without this information.