

Your Ref:
Our Ref: HEB/vy

County Chambers
Kings Road
Melton Mowbray
Leicestershire
LE13 1QF
01664 560181

21st February 2024

Dear

Sale of Land at Shellfield Farm and Shellfield Farm, Redmile

The vendors have instructed us to seek unconditional best and final offers to draw these sales to a conclusion. If you are not making an offer on both please indicate by crossing out the relevant wording on the form.

Further details are noted below;

1. All offers should be submitted in writing on the enclosed form and should be received at this office no later than **Noon on Friday 1st March 2024**.
Offers should be submitted in a sealed envelope and clearly marked "Offer - Land at Shellfield Farm and Shellfield Farm, Redmile". Offers may be submitted via email to h.baines@shoulers.co.uk but must be sent as an attachment including the words "DO NOT OPEN ATTACHMENT" in the subject title.
2. All offers must be made by a named purchaser with their full home address, telephone number and email address provided with details of the solicitor acting.
3. All offers should be in pounds sterling, and it is recommended that offers are made for an uneven sum to avoid identical bids.
4. No escalating offers, linked offers or offers made with reference to others will be considered.
5. No offers will be considered that are subject to obtaining planning permission or any further conditions.
6. Offers should be made on the understanding that it is expected that contracts should be exchanged and secured with a deposit of 10% of the purchase price within twenty-eight days of receipt of contract documentation by the purchaser's solicitors.
7. You must indicate your financial position in terms of funding arrangements and whether the purchase is dependent on a related sale. **Proof of funds must accompany your offer**. Before accepting any offer, we may wish to take further references to check that any funding required is in place.
8. Prospective purchasers are advised that acceptance or otherwise of any offer is at the sole discretion of the vendor who is not bound to accept the highest or any offer made.
9. All offers received will be submitted to the vendor, and you will be notified of our vendor's instructions as soon as possible.
10. In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide their proof of identity and address to Shouler & Son once any submitted offer has been accepted (subject to contract) prior to solicitors being instructed.

I look forward to receiving your offer, if you have any queries in the meantime please do not hesitate to contact me.

Yours sincerely

Harry Baines BSc (Hons) MRICS RICS Registered Valuer
Partner

h.baines@shoulers.co.uk

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