

Boundary House

Boundary Lane, Threapwood, Malpas

SY14 7PE BY INFORMAL TENDER

**Closing Date: 12 noon on Friday 22nd
September 2023**

We have been instructed to sell the above property and surrounding acreage through the Informal Tender process. This process invites those people who want to make an offer, to do so by submitting their 'best offer' in a sealed envelope (with the property address clearly labelled). All offers are then opened at the same time and the vendor will then instruct us which offer to accept. This, we feel, will be the fairest way to proceed.

We would be grateful if you could submit your offer on the attached form that should be received in this office by **12 noon on Friday 22nd September 2023**

In order to consider your offer fully it should contain:-

- 1 The 'best offer' for the property
- 2 Details of any conditions attached to your offer.
- 3 The timescale in which you expect to exchange contracts and whether exchange of contracts is dependent upon any of the following:
 - a. The sale of another property.
 - b. Obtaining a bridging loan.
 - c. Obtaining a mortgage or other financial arrangement.
- 4 The name and address of your solicitors together with the name, telephone number and fax number of the person who will be dealing with the matter on your behalf.
- 5 Any other relevant information.

Your offer should, of course be made subject to contract at this stage. We would like to point out that, whilst the vendor is likely to accept the highest offer, the vendor reserves the right not to do so nor, in fact, accept any of the offers received.

We would also like to point out, at this stage that under regulations made under the Estate Agents Act 1979 as an agent of the vendor we do have a duty to ensure that any offers received prior to exchange of contracts are reported to the vendor.

We hope this helps explain fully the informal tender procedure. We would, of course, be happy to discuss any aspect of the procedure with you further if this would be helpful.

Once the informal tenders are received by **12 noon on Friday 22nd September 2022**, we submit them to our client, the vendor, for consideration. We will of course, advise you as soon as the vendor has made his decision as to whether or not your offer has been successful.

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House**

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Subject to Contract

Property Consultants,
Valuers, Residential Sales
& Lettings

The Chestnut Pavilion
7 Chestnut Terrace
Tarpoley
CW6 0UW

Telephone: 01829 730700
www.cheshirelamont.co.uk

I (Name)

(Address)

..... Tel No:..... Email:.....

Wish to offer: Offer £.....(in Words).....Subject to Contract

Please confirm whether the purchase of the above property is subject to obtaining any planning permissions or consents.

- a) If your purchase is subject to the sale of another property, please confirm the status of this sale i.e. sold subject to contract/exchanged contract/completed.
- b) If your purchase is subject to borrowing money to be secured on the subject property, please confirm the percentage of loan required in relation to your offer submitted.
- c) Please confirm the name, address and telephone number of your nominated Solicitor.

- 1. I confirm that my offer is put forward on the understanding that the vendor is not obliged to accept the highest or any offer.
- 2. In the event of any of the information given above transpiring not to be correct, then the vendor reserves the right to immediately re-offer the property without further notice.

Signed

Dated.....