

INFORMAL TENDER PROCESS**LAND AND BUILDINGS AT BUTT HATCH FARM AND HORNETS FARM, ABBESS RODING****Offers**

Offers for the freehold interest with vacant possession should be made in accordance with the procedure set out below.

Offer Procedure

1. Offers must be submitted on the form enclosed and sent either by email to **p.walker@whirledgeandnott.co.uk** or sealed in an envelope clearly marked **OFFER FOR Butt Hatch Farm and Hornets Farm**, addressed to **Whirledge & Nott, The Estate Office, Margaret Roding, Great Dunmow, Essex CM6 1QL**, to be received on or before 12 noon on Thursday 28th April 2022. Do not seal the envelope with tape or it may be construed as having been reopened (see below).

Potential bidders must be aware that:-

- i. their offer will not be received unless sent by the method described above.
 - ii. no liability will be accepted for sealed offers delivered by hand elsewhere than **Whirledge & Nott, The Estate Office, Margaret Roding, Great Dunmow, Essex, CM6 1QL** between 09:00 – 17:00 hrs Monday to Friday. A receipt acknowledging the delivery may be obtained if required. Offers should not be handed in anywhere else.
2. All offers, which must be your best offer, should be made Subject to Contract, **but otherwise unconditional**, for the property. The offers must be made on behalf of a named purchaser for a specific sum. The offer should be in Pounds Sterling stated in words and figures. Offers sent by post must be completed and signed in ink. Correction fluid should not be used, corrections must be initialled by the person signing the offer.
 3. The Vendors do not undertake to accept the highest or any offer so received, and will not consider any offer that is expressed to be a sum of money greater than that contained in any other offer.
 4. Prospective purchasers will be notified by Whirledge & Nott on as soon as practicable whether their offer is to be recommended for acceptance. All unsuccessful offerers will be so advised by Whirledge & Nott on or after this date.
 5. The prospective purchaser will be required to exchange contracts by 30th June 2022.
 6. The Vendors will reserve the right:
 - a. to consider any higher offers received for the property prior to exchange of contracts; and
 - b. to withdraw from the proposed sale if a higher offer is received.
 7. Whirledge & Nott do not guarantee that bids received by email have been received. Bidders must confirm receipt by telephone with the relevant office. Whirledge & Nott cannot guarantee that email bids will remain unopened if received prior to the tender deadline.
 8. Offers should clearly state if they are for the whole or specific lots. Offers for alternative areas will be considered but must be accompanied with a clear plan identifying the area of interest.
 9. Whirledge & Nott are required by the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain documentation to enable us to evidence the identity of the individuals who will ultimately benefit or will benefit from owning the property. This includes certified proof of identity and primary residential address and the origins of funds used to complete the transaction. If the purchase will be made by an individual(s) we will require a questionnaire to be completed. If the purchase will be made by an entity such as a company or trust, please provide these same details for all the principal directors/ trustees to enable us to carry out the necessary checks.

BEST OFFER FORM - BUTT HATCH FARM AND HORNETS FARM

Please complete in full:-

Bidders Name: (please name the person(s), company or firm submitting this offer)	
Address:	
Telephone No.:	
Email:	
Which Lot(s) does your offer refer to:	Lot 1: <input type="checkbox"/> Lot 2: <input type="checkbox"/> Lot 3: <input type="checkbox"/> Offer for the Whole: <input type="checkbox"/> Other: <input type="checkbox"/> (please include a plan of the relevant area)
Subject to Contract Offer for Property: (Please state your offer and the amount in figures and words)	
Please state proposed use: (It is not the vendors' intention to covenant against specific uses other than as stated in the details)	
Please state method of purchase: (For example cash, mortgage, subject to sale or similar) (Please attach proof of funds / finance with your offer)	
Address of bank / financial references: (please include proof of funds / finance with this bid)	
State if the offer is subject to any conditions: (such as planning, finance, board approval)	
Name and Address of Solicitor:	
Signature:	
Capacity of Signatory:	
Date:	