INFORMAL TENDER PROCESS – Ponders Lodge Farmhouse (LOT 1)

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 **a.randall@whirledgeandnott.co.uk and p.walker@whirledgeandnott.co.uk** or sealed in an envelope clearly marked **OFFER FOR PONDERS LODGE FARMHOUSE (LOT 1)**, addressed to **Whirledge & Nott, The Estate Office, Margaret Roding, Great Dunmow, Essex CM6 1QL**, to be received on or before **12pm** on **18th August 2026**. 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 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 buyer 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 Sellers 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. The Sellers 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.

5. 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.

6. Offers should preferably be for the whole but offers for parts may be considered.

7. 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 comlete 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.

Whirledge &Nott

BEST OFFER FORM - Ponders Lodge Farmhouse (LOT 1)

Please complete in full:

Bidders Name: (please name the person(s), company or firm submitting this offer)	
Address:	
Telephone No:	
Email:	
Subject to Contract Offer for Property: (Please state the amount of your offer in figures and words)	
Please state proposed use: (It is not the sellers' 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:	