

7th October 2021

Dear Sir/Madam

**THE MARSH AND PUMP HOUSE FIELD, CHILHAM, CANTERBURY, KENT CT4 8DR AND
BEECHES SHAW, ASHFORD ROAD, CHILHAM, CANTERBURY, KENT CT4 7DG**

In light of the interest that has been generated for the marketing of these properties our Vendors have asked us to invite interested parties to put forward their Best and Final Offers for the property no later than noon on Wednesday 27th October 2021.

We would refer prospective purchasers to the conditions of the Tender and in particular all offers should be submitted on the forms attached.

Whilst we have been separately marketing The Marsh and Pump House Field and Beeches Shaw they both belong to the same Vendor Client so on the individual forms there is the possibility of a joint offer being made for both parts of the property or alternatively individual offers can be made for either lot.

We would remind purchasers that no offers will be considered subject to planning permission and in respect of The Marsh and Pump House Field we attach a plan on the reverse side of this letter indicating the route of a water main which runs through the land in an east to westerly direction should this be of concern to buyers.

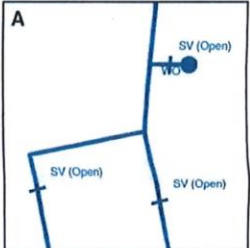
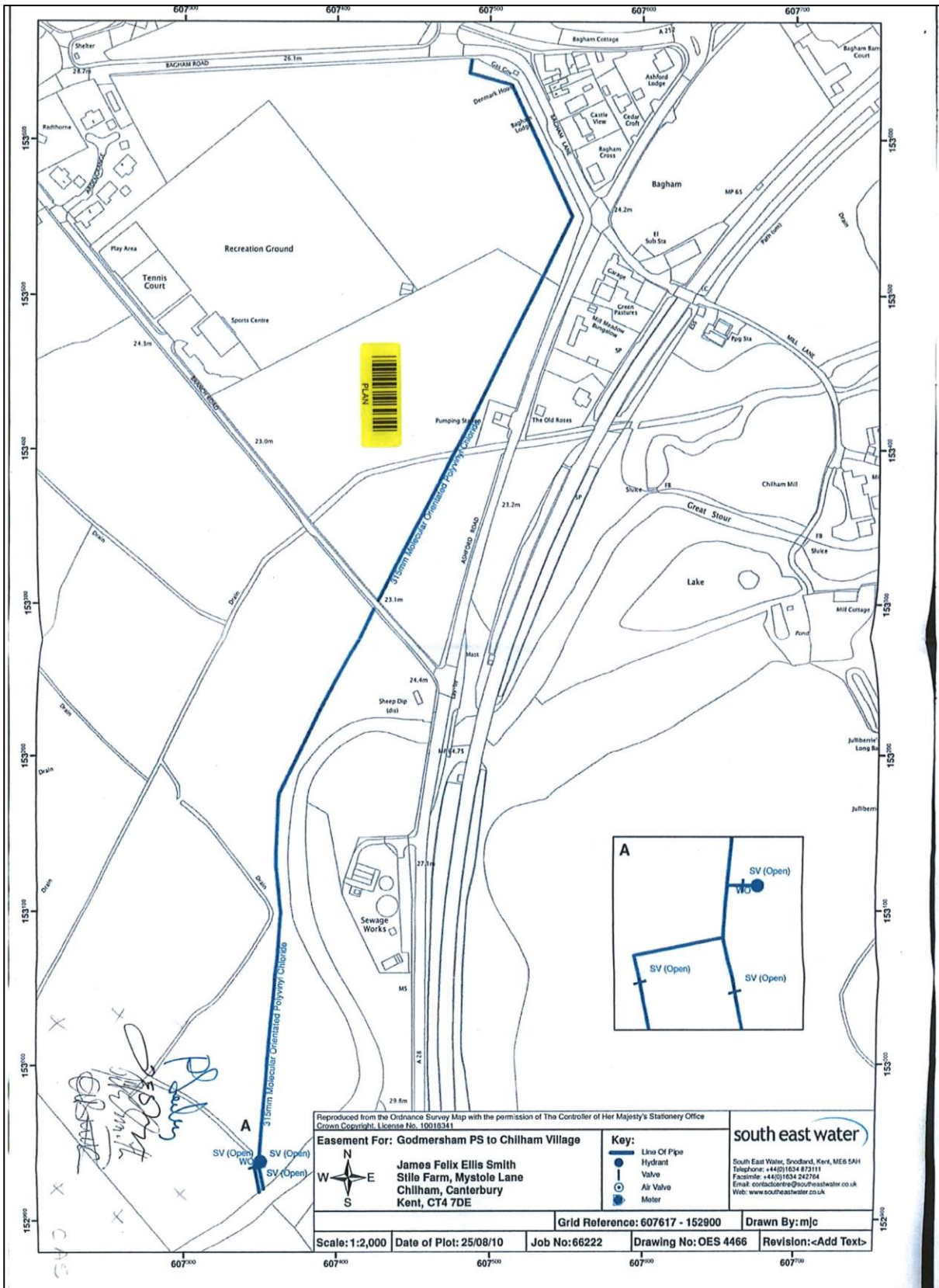
Our Vendors have let the land on a license arrangement to a local farmer for a number of years and in the event that the land is sold to an investor rather than an owner/occupier it would be our clients wish that the existing licensees are given an opportunity to continue with a new license after the sale has completed.

After the closing date for Tenders we shall be reporting to our clients and it is unlikely that we will have a decision before the beginning of the week commencing Monday 1st November. Please do come back to either Will Banham or myself if you have any questions.

Yours faithfully,



**Alan Mummery MRICS FAAV
Director**



Handwritten signatures and initials:
 J. Smith
 M. Smith
 C.H.S.

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Easement For: Godmersham PS to Chilham Village

James Felix Ellis Smith
 Stille Farm, Mystole Lane
 Chilham, Canterbury
 Kent, CT4 7DE



- Key:**
- Line Of Pipe
 - Hydrant
 - Valve
 - Air Valve
 - Meter

south east water

South East Water, Strood, Kent, ME6 5AH
 Telephone: 44(0)1634 872111
 Facsimile: 44(0)1634 242764
 Email: contactcentre@southeastwater.co.uk
 Web: www.southeastwater.co.uk

Scale: 1:2,000	Date of Plot: 25/08/10	Job No: 66222	Drawing No: OES 4466	Revision: -Add Text-
Grid Reference: 607617 - 152900			Drawn By: mjc	



CONDITIONS AND STIPULATIONS OF SALE

BEECHES SHAW, ASHFORD ROAD, CHILHAM, CANTERBURY, KENT CT4 7DG

Bids must be presented by way of completing the attached form annexed to the particulars and with all relevant sections completed in full. No other offer will be considered (please do not fax or email bids save for as outlined below). **The vendor is under no obligation to accept the highest, or indeed any offer for the property.**

1. **The closing date for bids is Noon on Wednesday 27th October 2021. All offers should be** delivered to Lambert & Foster, 77 Commercial Road, Paddock Wood, Kent TN12 6DS in a **sealed** envelope clearly marked **“Beeches Shaw, Chilham”**. 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 sold with Vacant Possession on completion.
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 wayleaves 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 also subject to road widening or improvement schemes, land charges, any statutory provisions or bye-laws without obligation on the part of the vendor to specify them.

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.
13. Due to the Covid 19 pandemic, any parties wishing to submit their Best and Final Offer electronically, should send an email to tara.burton@lambertandfoster.co.uk marked in the subject line, **Beeches Shaw — Best and Final Offer — Strictly Private and Confidential.**



INFORMAL TENDER FORM

BEST BIDS MUST BE RECEIVED BY NOON ON WEDNESDAY 27TH OCTOBER 2021

I/We(surname and initials)

of (full postal address including postcode).....

Contact Telephone Numbers:...../...../.....

do hereby agree to purchase the property, subject to contract, described below in accordance with the terms set out in the accompanying stipulations and conditions of sale, for the sum of (amount in figures and words) :-

BEECHES SHAW, ASHFORD ROAD, CHILHAM, CANTERBURY, KENT CT4 7DG

£.....(.....pounds)

FOR BOTH BEECHES SHAW, ASHFORD ROAD, CHILHAM, CANTERBURY, KENT CT4 7DG AND THE MARSH AND PUMP HOUSE FIELD, CHILHAM, CANTERBURY, KENT CT4 8DR

£.....(.....pounds)

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)

Not dependent upon a mortgage (please provide confirmation of cash funding by way of a statement, letter from your solicitor or bank/building society)

Dependent on the sale of another property (please confirm at what stage your sale has reached and provide the address of your agent)

Dependent upon mortgage finance (please provide written confirmation from your lender that this is agreed in principle/arranged as well as the approximate percentage needed)

Signed:

DATED thisday of.....2021

Details of your appointed solicitor - (name and address).....

..... Attention.....

Telephone No.....Email.....

Please provide any additional notes herewith.