

20th May 2022

Dear Sir/Madam

WILLOW COTTAGE & WILLOW BARN, SHEEPHURST LANE, MARDEN, TN12 9NX

The vendors of Willow Cottage & Willow Barn have received strong interest in the property from a number of interested parties. To give everyone interested in a prospective purchase, a fair opportunity, they have decided to draw marketing to a conclusion and invite Best and Final Offers to be submitted on the attached form, no later than noon on Monday 30th May 2022.

It would be helpful if potential purchasers could please complete all parts of the form to provide information on their funding position. Our client will aim to make an informal decision on or around Wednesday 1st June 2022.

If you have any questions regarding the Best and Final Offers process, the attached form, or the information contained within this letter, please do let us know, otherwise we look forward to receiving your offer in due course.

With kind regards

Yours faithfully



WILL BANHAM MRICS
On behalf of Lambert & Foster Ltd

Enc.



CONDITIONS AND STIPULATIONS OF SALE

WILLOW COTTAGE & WILLOW BARN, SHEEPHURST LANE, MARDEN, TN12 9NX

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 Monday 30th May 2022. All offers should be delivered to Lambert & Foster, 77 Commercial Road, Paddock Wood, Kent TN12 6DS in a sealed envelope clearly marked “Willow Cottage & Willow Barn”.** 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, **Willow Cottage & Willow Barn — Best and Final Offer — Strictly Private and Confidential.**



INFORMAL TENDER FORM

BEST BIDS MUST BE RECEIVED BY NOON ON MONDAY 30TH MAY 2022

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) :-

Willow Cottage / Willow Barn / Both Lots (delete as appropriate), Sheephurst Lane, Marden, TN12 9NX

£.....(.....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.....2022

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

..... Attention.....

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

Please provide any additional notes herewith.