

18th May 2023

Our Ref: ARM/EB

Dear Sirs

CADER IDRIS FARM

Thank you for your recent interest in the Cader Idris site which we have been marketing.

We have been fortunate to receive a broad range of interest in the site and our clients now wish to move negotiations on with prospective purchasers.

The interest received has not only been for the scheme as advertised (see the attached sales brochure) but also to potentially include the land to the right hand side of the drive, which will be the subject of a further planning application to be made by our Vendors. You will also be aware that our Vendors preference would be to retain the farm bungalow as their home but have also had interest to include the house.

We look forward hearing from you with your proposals, supported with an offer which sets out in detail your expectations in terms of timing and a commentary on how your offer would be financed. Whilst our clients preference would be to sell the marketed site on an unconditional basis they would be open to offers to include the plot and bungalow depending on the terms being offered. If your offer is conditional in any way on further planning permission this needs to be clearly stated.

We would invite you to submit your offer no later than close of business on the 26th May 2023 in writing to the address below. It is proposed that we will then pick up detailed discussions with preferred bidders after a short period of consideration of the proposals that have been submitted.

With kind regards

Yours sincerely



A R MUMMERY MRICS
On behalf of Lambert & Foster Ltd
Alan.mummery@lambertandfoster.co.uk