

INFORMAL TENDER FORM (Subject to Contract)

All tenders to be received at the office of Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF on or before **12 noon on Friday 29th August 2025** in a sealed envelope marked in the top left-hand corner with reference: **"Church Farm"**

FROM:

Name:

Address:

Telephone: Mobile: Email:

SOLICITORS:

Company: Contact:

Address:

Telephone: Email:

PRICE OFFERED:

Lot 1: Church Farmhouse & Adjoining Barn in 1.17 acres	£.....(amount in words)
Lot 2: Circa 0.72 acre Paddock & Wooded Area with Stream	£.....(amount in words)
Lot 3: Circa 1.18 acres Paddock (With Planning Potential)	£.....(amount in words)
Lots 1, 2 & 3 Combined:	£.....(amount in words)

Date:.....

Is this a completely unconditional cash offer ? (i.e. not dependant on any planning, survey or finance) YES / NO

Is your offer conditional on formal prior planning approval for change of use of the property ? YES / NO

Is this offer conditional on a mortgage or any other form of finance? (if yes , please enclose details) YES / NO

Is your offer subject to the sale of another property? YES / NO

PLEASE NOTE:

- Offers should be made on this form only; any offers sent by email will NOT be considered.**
- Please understand that although it is likely that the highest offer will be accepted, the vendors do reserve the right not to accept the highest offer or indeed any offer made.
- The vendor is seeking to exchange contracts within fifteen working days after the successful bidder's solicitor receives contract documentation from the vendors solicitors (with completion by mutual agreement thereafter).
- Purchasers should be aware that a 10% deposit will be payable upon exchange of contracts.
- Should the successful bidder not perform in accordance with the agreed time scales we reserve the right to deal elsewhere.
- It is anticipated that the successful bidder will be notified by telephone on Monday 1st September 2025.
Letters will be sent out to the unsuccessful bidders on the same day.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations the successful purchaser will need to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) Please Note: we will need to conduct a search via "Experian" to verify information provided however, the Experian search will NOT involve a credit search.

In the event of any queries, please contact: Edward Metcalfe. FNAEA, MARLA. Telephone: 015242 61444. Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.