

## INSTRUCTIONS FOR PLACING A BID

We have been instructed by our clients to conclude the sale of Moss Bank Farm by asking for sealed bids by 12noon on Friday, 14 March 2025, by sealed envelope, clearly marked 'Moss Bank Farm'. These should be submitted on the following basis:

1. Best offers in writing, to reach our office by 12noon on Friday, 14 March 2025, by sealed envelope, clearly marked 'Moss Bank Farm'.
2. Offers will be based on the particulars of sale and will be subject to contract only.
3. All offers to be for a specific sum in pounds sterling.
4. No escalating bids will be considered, and no offer should be made which is calculable only by reference to another.
5. No offers to be made subject to planning consent being obtained.
6. Please provide the name and address of your solicitors and inform them that we may be contacting them in connection with a proposed purchase.
7. The successful bidder will be expected to exchange unconditional contracts within four weeks of receiving contract information from the vendors' solicitors. The timing of completion is to be agreed.
8. Upon exchange of contracts the successful offeror will be expected to pay a deposit of 10% to the vendors' solicitors in the usual way.
9. The vendor does not undertake to accept the highest, or indeed, any bid.
10. Prospective purchasers must state their personal circumstances, indicating whether their purchase is for cash, subject to the sale of their own property or subject to a mortgage. Please indicate how quickly you expect to be able to exchange contracts should your offer be accepted, and what flexibility you have in terms of completion.