

SALE BY INFORMAL TENDER PROCEDURE

In order to ensure fairness, Baileys & Partners has a formal process for the receipt and opening of bids. The procedure set out below must be adhered to.

All enquiries should be directed to Baileys & Partners agency office on 01248 893 777 or by email to: agency@baileysandpartners.co.uk.

The property is offered for sale by informal tender, subject to contract, as a whole or in two lots, as identified in the sales particulars and accompanying plan. Best and final offers must be submitted using the enclosed tender form and received by Baileys & Partners, M-SParc, Gaerwen, Anglesey LL60 6AG, no later than 12 noon on Tuesday 3 November 2026. Tenders must be enclosed in a sealed envelope marked:

“PRIVATE & CONFIDENTIAL – INFORMAL TENDER – TIR PENYLON, PENYGRAIGWEN - NOT TO BE OPENED BEFORE 12 NOON ON TUESDAY 3 NOVEMBER 2026”.

Tenders are invited on the following basis:

1. All offers should be for the property as identified in these particulars of sale.
2. All offers should be submitted in writing using the tender form and must be received at the selling agent's office no later than 12.00 noon on Tuesday 3rd November 2026. The agent's office is located at M-SParc, Gaerwen, Anglesey LL60 6AG.
3. Offers should be submitted in a sealed envelope and clearly marked 'PRIVATE & CONFIDENTIAL – INFORMAL TENDER – TIR PENYLON, PENYGRAIGWEN - NOT TO BE OPENED BEFORE 12 NOON ON TUESDAY 3 NOVEMBER 2026'. There should be no mark on the tender envelope which might identify the tenderer.
4. Each proposed purchaser must provide copies of two identification documents with their tender:
 - One form of photographic identification: a valid passport or photocard driving licence; and
 - One separate proof of current residential address: a utility bill, bank statement or tax bill dated within the last three months.

Baileys & Partners uses AMLCC to undertake anti-money-laundering checks. Further information or documentation may be required to complete these checks, including verification of original documents. Where the purchaser is a company, partnership, trust or other legal entity, additional information concerning the entity, its beneficial owners and authorised representatives will be required as applicable. Personal information will be processed in accordance with our privacy notice.

5. The tender must identify all proposed purchasers and provide their full names, residential addresses, contact telephone numbers and email addresses, where available. Where purchasing through a company, partnership, trust or other legal entity, provide its full name, registration number where applicable, and registered or principal address. Anyone submitting a tender on another person's or entity's behalf must state their capacity and provide evidence of their authority to act.
6. All offers must be for a fixed sum. We will not consider any escalating bids or an offer where the amount depends on another offer.
7. All conditions attached to the offer must be clearly stated in the tender form.
8. State how the purchase will be funded and provide evidence of available funds. If borrowing is required, specify the amount and application status. Disclose any dependency on a property sale, gifted funds or other funding arrangement, and state your anticipated timescale for exchange and completion. Further funding evidence may be requested.
9. You must supply the name and address of your solicitor.
10. Baileys & Partners will report offers to the seller in accordance with its legal obligations and the seller's written instructions. Tenderers will be notified of the outcome as soon as reasonably practicable following the seller's decision. All enquiries must be directed to Baileys & Partners. The amounts and terms of competing tenders will remain confidential, subject to any disclosure required by law.
11. The seller is not obliged to accept the highest or any tender. Tenderers are responsible for their own costs of preparing and submitting an offer.
12. All offers and any indication of acceptance are subject to contract. Submission of this form, notification of a preferred bidder or acceptance of an offer does not create a binding contract for the sale or purchase of the property. Either party may withdraw before exchange of contracts.

INFORMAL TENDER FORM – SUBJECT TO CONTRACT

Deadline: 12 noon on Tuesday 3rd November 2026

Tir Penylon, Penygraigwen

Full names and addresses of all proposed purchasers	
Telephone Number	
Email Address	
Funding Details	<i>State how the purchase will be funded, including any borrowing required and its application status. Provide supporting evidence and disclose any dependency on other funding or a property sale.</i>
Solicitor Details	Name: Company & Address: Email: Tel No.:
Use of Property	I confirm that the intended use of the property will be:
Offer Conditions	<i>State all conditions attached to your offer, including any requirement for a survey, finance, planning consent or the sale of another property. If none, write "None".</i>
Proposed Timescale	Anticipated time required to exchange contracts: Preferred completion date:
Basis of Lot Offers	<i>Confirm whether lot offers are independent or conditional on buying both lots, and whether any whole-property offer is an alternative. Leave unused offer boxes blank.</i>

<i>Tir Penylon, Penygraigwen — Tender Form continued</i>	
Lot 1 16.59 acres Amount of Tender	I/We hereby submit my/our offer as below for the purchase of Lot 1 of Tir Penylon, Penygraigwen: £ In Words
Lot 2 2.88 acres Amount of Tender	I/We hereby submit my/our offer as below for the purchase of Lot 2 of Tir Penylon, Penygraigwen: £ In Words
Property as a whole 19.47 acres Amount of Tender	I/We hereby submit my/our offer as below for the purchase of the whole of Tir Penylon, Penygraigwen: £ In Words

General

I/We understand that the seller is not obliged to accept the highest or any offer. I/We are responsible for our own costs of preparing and submitting this tender and for expenditure incurred before exchange of contracts. Nothing in this declaration excludes or restricts statutory rights or any liability that cannot lawfully be excluded or restricted.

Signature: _____ Date: _____

Print Full Name: _____

Signature: _____ Date: _____

Print Full Name: _____

If you are signing on behalf of a Partnership or a legal entity, please ensure that you have the authority to present the tender offer on their behalf and kindly attach the signed authority to the tender form.