



Robin Jessop

Our Ref: S.2867/LT

Your Ref:

18th March 2026

Dear Sir/Madam

2.29 ACRES WITH TWO STALL STABLE ADJACENT TO NO MAN'S MOOR LANE, NEWTON LE WILLOWS, BEDALE

Further to the interest in 2.29 Acres of Land at Newton Le Willows, we have been instructed by our client to invite Best and Final Offers for the property.

Offers should be submitted on the following basis:

1. All offers should reach the **Bedale** office of Robin Jessop Ltd by **12 noon on Wednesday 8th April 2026**. Late offers will not be considered.

Offers can be made in writing on the attached form and submitted in a sealed envelope marked "Land at Newton Le Willows" in the top left hand corner to ensure that offer letters are not opened prematurely. Alternatively, your offer can also be emailed to info@robinjessop.co.uk. It is recommended receipt is confirmed well before the above deadline.

2. Offers must be for a precise sum and it is advised that an odd figure is used to avoid the possibility of identical bids.
3. No offer will be considered if it is calculable by reference to another offer.
4. Offers will be made subject to contract and will be treated in the strictest of confidence.
5. Offerors should clearly state whether their offers are cash, dependent on borrowing or subject to the sale of another property. If borrowing is involved, the source and availability of funds should be confirmed on the offer form enclosed.
6. Correspondence from a bank, building society, solicitor, accountant or other financial adviser should accompany your offer, confirming in detail the availability of funds to support the offer. Offers that are not accompanied by detailed and satisfactory financial status information may not be considered.

7. Letters of offer should include the full names and addresses of the proposed purchaser(s) together with the name and address of the solicitor who will be acting. If submitting an offer on behalf of a Third Party, the identity and address of that party must be given.
8. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") came into force on the 26th June 2017 and Estate Agents are now required to verify the identity of the prospective purchaser. Within 5 working days of acceptance of an offer the prospective purchaser must visit the office and present a form of identification and proof of address. Further details are available on request.
9. The Vendors do not necessarily undertake to accept the highest or indeed any offer. However, it is the Vendors intention to dispose of the property if a suitable offer is received.
10. It is the responsibility of any intending offeror to satisfy himself/herself as to the basis upon which he/she makes an offer. The making of any offer for this property will be taken as an admission by the intending purchasers that he/she has made all prudent enquiries and has relied solely on his/her own judgement.
11. Successful offeror(s) will be notified as soon as possible once the Vendors have provided their instructions.
12. No person in the employment of Robin Jessop Ltd has any authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Robin Jessop Ltd or the Vendors of this property.

Yours sincerely

Lauren R. Terry BSc (Hons) MRICS FAAV