

## FORM OF INFORMAL TENDER

**Tender Deadline: 12 noon Wednesday 6th May 2026**

**Land at Shelfield Farm (25 acres / 10.117 hectares)**

Southfield Lane, Nelson, BB10 3RQ

To: Ingham & Yorke LLP, Brookside Barn, Downham, Clitheroe, Lancashire, BB7 4BP

<b>I/we:</b>	
<b>Of (full postal address):</b>	
<b>Post Code:</b>	<b>Contact Telephone:</b>
<b>Email address:</b>	

hereby submit the following tender to purchase (Subject to Contract) all of the Land at Shelfield Farm Southfield Lane, Nelson, BB10 3RQ as described in the particulars prepared by Ingham & Yorke LLP:

<b>Offer (£):</b>	£
<b>Offer (In Words):</b>	

I/We confirm the following offer is (delete as appropriate):

- A cash offer
- Subject to sale of an existing property
- Subject to mortgage funding (with any conditions detailed below)

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I/We understand/confirm that in submitting this offer:

1. I/we are deemed to have inspected the property and read and understood the particulars of sale
2. That if this offer is accepted to exchange unconditional contracts within six weeks and complete the purchase as soon as possible after exchange of contracts
3. The Vendor is not required to accept the highest offer or any offer, or any combination of offer relating to this tender.
4. That I/We have enclosed proof of identity and proof that the necessary funds are available to complete the purchase if this offer is accepted.

The solicitor acting on my/our behalf is:

<b>Name:</b>	<b>Firm:</b>
<b>Address:</b>	
<b>Post Code:</b>	<b>Contact Telephone:</b>
<b>Email address:</b>	

I give permission for Ingham & Yorke LLP to contact my said solicitor after receipt of this offer.

Signed: .....

Dated: .....

All tenders must be returned to Ingham & Yorke, Brookside Barn, Downham, Clitheroe, BB7 4BP in a plain envelope clearly marked **'Land at Shelfield Farm'** by 12 noon Wednesday 6th May 2026.

**PROOF OF IDENTIY MUST BE ENCLOSED WITH THIS OFFER**  
**MONEY LAUNDERING REGULATIONS**  
**ALL PROSPECTIVE PURCHASERS MUST ENCLOSE TWO FORMS**  
**OF IDENTIFICATION AND PROOF OF ADDRESS WHEN SUBMITTING A TENDER.**  
**PLEASE CONTACT US IF YOU ARE UNSURE OF WHAT TO PROVIDE**

**Conditions of tender**

1. Ingham & Yorke LLP and their clients reserve the right to not accept the highest offer or indeed any offer in relation to this Tender.
2. Submission of a tender document does not constitute any part of a contract.