Ref: HRS/AJH/ECB/1511

26 October 2026

Dear Sir/Madam

Re: Land at Brigg House, Pateley Bridge - Subject to Contract

Given the significant level of interest in the above property and upon the instructions of our client we write to advise that we intend to conclude the sale by way of Best & Final Offers.

All interested parties should submit their 'Best & Final Offer' in writing by 9:00 AM on Thursday 5th November 2026, in respect of the above property. We do not intend to enter into any further negotiations after the deadline and will not accept any escalating bids, prospective buyers are advised to consider carefully the level of their offer prior to the deadline.

All offers should be sent to our Risplith office in a sealed envelope with the property name, Lot 1, Lot 2, or Whole: Land at Brigg House, Pateley Bridge clearly marked on the back of the envelope. If preferred your 'Best & Final Offer' can also be submitted by email prior to the closing date/time to info@hardcastlerural.co.uk, please ensure your email is clearly marked with the property name, Lot 1, Lot 2, or Whole: Land at Brigg House, Pateley Bridge and the words "Best & Final Offer" in the subject line.

We enclose our "Best & Final Offer Form" and would be grateful if you could complete the same. If you have already submitted an offer, please can you confirm your "Best & Final Offer" by also completing the enclosed form, so providing the required information.

Following the closing date, we will revert to our client(s) for instructions, and we will endeavour to contact you as soon as possible thereafter. All prospective purchasers will be notified whether they have been successful or not.

Please be aware that whenever an offer is accepted, we are obliged to undertake identification checks on the purchaser(s) in compliance with anti-money laundering regulations. We undertake checks electronically and we may require additional information, which must be provided upon request. Copies of documents may be taken and held on file. Additionally, we may request proof of funds before instructing solicitors, please ensure this is available in the event of a successful offer.

If you have any queries in relation to the property or this process, please do not hesitate to contact me.
Yours sincerely

A J Hardcastle

Andrew J Hardcastle BSc Hons MRICS FAAV
RICS Registered Valuer
On behalf of
Hardcastle Rural Surveyors Ltd

Best & Final Offer Form
Whole of Land at Brigg House, Pateley Bridge
Subject to Contact

Hardcastle Rural Surveyors

Your Name	
Address	
Tel	
Email	

Your Solicitor:	
Company	
Address	
Tel	
Email	

Financial Reference:	
Firm	
Address	
Tel	
Email	

Is this a cash offer?	Yes / No
Do you require a mortgage	Yes / No
Is your offer subject to the sale of another property	Yes / No

Offer: Lot 1	£
Offer: Lot 2	£
Offer: Whole	£
In Words:	

Signed: …….. Dated:……..

CONDITIONS

All offers are Subject to Contract.
All offers are to be for a specific sum of money and of an uneven figure to avoid identical bids.
No escalating bids will be considered and no offer should be made which is calculable only by reference to another offer.
Satisfactory proof of funding must be provided upon request.
Offers will be submitted to the seller immediately after the deadline and bidders will be advised as soon as a decision is made.
The seller does not undertake to accept the highest or any offer.