

24 September 2024

Dear Sir or Madam

Re: Barns & Land at Kirkby Moor, Kirkby Malzeard - Subject to Contract

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

Offer Process

All interested parties should submit their 'Best & Final Offer' in writing by 12 Noon on Tuesday 1st October 2024, 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 Kirkby Malzeard office in a sealed envelope with the property name, Barns & Land at Kirkby Moor, 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, Barns & Land at Kirkby Moor, 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. If you wish to submit an offer for a combination of Lots, or multiple lots with a preference for the order of how your offer should be considered, please specify this on the offer form.

Following the closing date, we will revert to our clients 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.

Overage Provision

Please note that the property is sold subject to an existing Overage Arrangement in favour of a previous owner. This reserves the right to clawback a share in the uplift in value resulting from the sale or implementation of a planning consent or change of use application at a rate of 60%. This overage ending 30th April 2030 and excluding any consent for agricultural use.

Timescales For Exchange of Contracts

Given the potential for changes to capital taxation in the forthcoming budget, the vendor considers there to be merit, subject to the level of any offer received, in progressing a sale to Exchange of Contracts before 30th October 2024, at least on part of the property. Please can all bidders confirm on the offer form if they are able to achieve this timescale, either in full or in part. Any offer accepted will be expected to meet any agreed deadline.

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
Barns & Land at Kirkby Moor, Kirkby Malzeard
Subject to Contact

| | |
|-----------|--|
| 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, loan or other bank funding | Yes / No |
| If so, have you a current Mortgage In Principle of Loan Offer | Yes / No |
| Is your offer subject to the sale of another property | Yes / No |

| | |
|------------|--|
| Offer: | £ |
| In Words: | |
| Offer For: | Lot 1 <input type="checkbox"/> Lot 2 <input type="checkbox"/> Lot 3 <input type="checkbox"/> Lot 4 <input type="checkbox"/> The Whole <input type="checkbox"/> Other: (please specify)..... |

| | |
|------------|--|
| Timescales | If accepted, are you able to Exchange Contracts before 30 th October 2024 on this transaction: Yes <input type="checkbox"/> No <input type="checkbox"/> |
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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.