

To whom it may concern

13 May 2025

Dear Sir/Madame

**Re: Ilton Grange Bungalow, Ilton, Ripon - 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 12 Noon on Thursday 22<sup>nd</sup> May 2025, 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, "Ilton Grange Bungalow", 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](mailto:info@hardcastlerural.co.uk), please ensure your email is clearly marked with the property name, "Ilton Grange Bungalow" 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.

We have requested details of funding arrangements, proposed timescales and also information on how you believe you comply with the Agricultural Occupancy Condition which affects the property to ensure the all parties are fully aware of the condition and are in a position to proceed with the purchase in a timely manner.

Following the closing date, we will revert to our client 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 and compliance with the occupancy clause 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

Your Name	
Address	
Tel	
Email	

Your Solicitor:	
Company	
Address	
Tel	
Email	

Financial Reference:	
Firm	
Address	
Tel	
Email	

Please provide details of funding :	
Is this a cash offer with funds available?	Yes / No
Do you require a mortgage or loan?	Yes / No
Please detail source of funds:	
Is your offer subject to the sale of another property?	Yes / No
Please provide details:	
Do you comply with the Agricultural Occupancy Condition	Yes / No
Please confirm how:	
Can you work to the following timescales:	
Exchange contracts in 60 days, Complete in 90 days If no, please provide alternative timescales:	Yes / No

Offer:	£
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.