

FORM OF TENDER for Oak Tree Farm, Covert Lane, Chelmarsh, Bridgnorth, Shropshire, WV16 6BH

1 I/We

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Of

(EnterAddress).....
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hereby offer to purchase from the Owner, namely the Estate of the late Mrs Cynthia Bibbey, the property described in the sale particulars supplied to me/us upon payment by me/us of the following sum and in the event of this offer being accepted, I/We agree to pay the sum and complete the transfer of the property in accordance with the contract provided.

2 I/We offer the following sum for the property to the Conditions of Tender and Sale.

Sum Offered

Figures:.....
.....

Words:

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.....

I/We understand that the Owner is not bound to accept the highest or any offer.

I/We agree that in addition to the above I/We will pay on completion of the purchase, the professional fees of the Owner incurred in respect of the Legal costs, such costs being £1000 and a disbursement charge in respect of the Local Search provided to me/us by the Owner.

3 I/We agree that if the offer is accepted in accordance with the attached Conditions of Tender and Sale, I/We will complete the purchase in accordance with the contract provided to me/us.

4 Signed:

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Date:

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5 For and on behalf of:

Name:

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Address:

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Telephone:

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Email:

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6 Name and Address of Solicitors:

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7 Details of financial position (i.e cash buyers/mortgage subject to valuation)

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8 Other information that you consider may be relevant to your tender

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NOTES: 1 Offers in which any attempt is made to qualify the amount being offered (i.e escalating offers) will not be considered. 2 This form of offer, duly completed, to be returned in the envelope provided to **DAVID LANCASTER, ATCHAMS, HOLLY FARM, WOLVERLEY, WEM, SHROPSHIRE, SY4 5NQ** not later than 1200 hours on Wednesday 23rd September 2026. Envelopes should be clearly marked in the top left hand corner '**OAK TREE FARM – CONFIDENTIAL**'

Tenders can be delivered by hand or by post. If posting, please leave plenty of time for postage/recorded delivery

TENDER GUIDANCE NOTES

IMPORTANT Please read carefully before submitting your tender

1 Please read the sale contract carefully – it will contain terms, which may be legally binding on you if your tender is accepted by the Owner. **IF YOU DO NOT UNDERSTAND ANYTHING IN THEM, YOU ARE RECOMMENDED TO SEEK ADVICE FROM YOUR SOLICITOR BEFORE YOU SIGN THE TENDER FORM.**

2 Whilst every care has been taken by the Owner and its officers and agents in preparing the Contract documentation, it is your responsibility to inspect the site to ascertain if the property is suitable for the use for which you intend to buy the property and to make your own enquiries with the **PLANNING OFFICER** of the **COUNCIL** and/or with the suppliers of **PUBLIC SERVICES** for water, drainage, gas, electricity and telephone, to ascertain if your intended use of the property can be undertaken or if any pipes, cables or drains exist which would interfere with your proposed use or whether any of the services are not available.

3 It is your responsibility to arrange for a Local Land Charges Registry Search to be made prior to exchange of contracts.

4 **YOUR TENDER MUST BE UNCONDITIONAL.** Any alteration to the form, or a qualified or conditional offer, may disqualify your offer from consideration.

5 The Owner is not obliged to accept the highest or any offer received.

7. All offers will be opened at Atchams Offices. Tender envelopes **(which must be marked Oak Tree Farm – Confidential)** will not be opened until after 1200hrs on 23rd September 2026.

8. The Owner will endeavour to notify the successful tenderer (if any) of acceptance of such person's offer as soon as possible.

9. If your offer is successful, you will be required to exchange contracts with a deposit of 10% of the purchase price payable within 28 days of your Solicitor receiving contract documents.

10. Completion will be within 28 days of exchange of contracts. However, if you have an alternative and preferred date please provide details.

11. The successful bidder will be required to provide Anti Money Laundering information within 24 hours of a request being made by the Agent. The Agent will undertake electronic Anti-money laundering checks using this information.

In addition to the sum offered by the Successful Tenderer, the Successful Tenderer shall pay on completion of the purchase the professional fees of the Vendor incurred in respect of the Legal costs, such costs being £1000.

In submitting a tender the following assumptions shall apply: (a) That the Tenderer has previously inspected the Property and is satisfied that it can be reasonably reconciled with any plan annexed hereto or referred to herein as either delineating or identifying the Property.

(b) (i) The Property is sold subject to all defects whether latent or otherwise, and the Tenderer accepts the property in the physical state it is now in.

(ii) No warranty express or implied is given by the Owner as to the state and condition of the Property.

(iii) The Tenderer having been given the opportunity to inspect the Property and have such surveys carried out as he desires shall be deemed to purchase with full knowledge of all or any defects (if any) in or affecting the Property and of its general state and condition.

iv) Please provide a brief explanation of your ability to comply with the Agricultural Occupancy Restriction

If you have any queries about this form, please contact the selling Agent;

David Lancaster

David.Lancaster@atchams.co.uk

07399 184 808

Holly Farm, Wolverley, Shrewsbury, Shropshire, SY4 5NQ