

Date as Postmark

Dear Sir/Madam

**CRAGGAGH WOODLANDS BALLA CO. MAYO
CLOSING DATE**

Due to the interest now recorded in the above property, we have set a closing date for offers on:

Wednesday 22 January 2020 at 12 noon

Your best and final offer should be forwarded to this office and the envelope clearly marked '**Craggagh Woodlands**'. This ensures that offers are not opened before 12 noon.

Your offer, whether cash or subject to loan finance, **must** be accompanied by a financial reference from a bank/funding source that is acceptable to John Clegg & Co and complies with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

Additionally, any offer presented must be accompanied by certified proof of your identity and your residential address in terms again acceptable to John Clegg & Co. **Further information should be sought from the Selling Agents.**

If bidding by email, purchasers should check with John Clegg & Co prior to 12 noon on the closing date that their offer has been received.

Although it is the intention of the owners to sell the property, they are not bound to accept the highest nor, indeed, any offer.

Upon acceptance of an offer, the vendor's solicitors will send the purchaser's solicitors a contract of sale. The purchaser's solicitors will then satisfy themselves that the contract accords with the property Title and that there are no adverse conditions. If satisfied, the purchaser will sign the contract and return this with a 10% deposit. The vendor will then sign the contract; however, until the vendor signs the contract he/she is not bound to sell and can withdraw from the sale and return the deposit.

The purchaser has 28 days from the date of entry to pay Stamp Duty, which is calculated at 7.5% of the value of the property, (excluding growing timber value, which is currently exempt).

In order to purchase a property in the Republic of Ireland, it is necessary to obtain an Irish Tax Number, known as a PPS Number. This is a simple procedure, which takes 2-3 weeks and is solely for Stamp Duty Tax purposes. We recommend this is done in advance of purchasing any property in the Republic of Ireland to avoid any unnecessary delay or a penalty. Please note that we have no authority expressed or implied to bind our clients in this matter and this letter should not be construed as a note or memorandum for the purpose of Section 51(1) of the Land & Conveyancing Law Reform Act 2009 (Ireland).

If you require clarification on any points, please contact this office.

We look forward to hearing from you.

Yours sincerely



John Clegg & Co

The forestry
division of

