

Dear Sir / Madam

PROPERTY CLOSING DATE – ESKELETH WOOD, NORTH YORKSHIRE

Due to the interest registered in the above property, we have now received instructions from the vendor to invite all interested parties to submit their best offer by mid-day on Monday 9th October 2017. Please note offers must be made under the following conditions and the necessary documentation must accompany your offer:-

1. Offers should be made subject to contract only and should be submitted to our Haddenham office.
2. Offers should clearly state the prospective purchaser's name and address and that of his/her solicitor. Email addresses should be given for both the prospective purchaser and his/her solicitor.
3. To comply with current Anti Money Laundering regulations (AML) please provide a copy of the purchaser's passport photo page or photo driving licence together with a copy of a utility bill or bank statement addressed to him/her at their place of residence and dated within the last three months. If we have not met the purchaser face to face recently these copies must be certified as true copies of the originals by either a solicitor or chartered accountant. This will enable us to undertake AML screening which will need to be completed before any offer can be accepted. Please note if you intend purchasing the property in the name of a company, trust or into a SIPP or any entity other than your own name additional documentation will be required about which we can advise you.
4. Please also confirm with your offer that you have viewed the property.
5. Offers may be submitted by letter or fax or by email to closingdate@johnclegg.co.uk providing they are received prior to mid-day on the closing date. Offers will be treated in strict confidence. Any offer made in a sealed envelope and marked Eskeleth Wood will not be opened until the closing date. If you intend checking with us that your offer has arrived please note your name on the reverse of the envelope.
6. Offers by email are only acceptable if made to closingdate@johnclegg.co.uk It is the responsibility of the bidder to check prior to mid-day on the closing date that the bid has been received. John Clegg & Co will not be held responsible for bids, by email or otherwise, which go astray or are treated as spam. Offers not received at closingdate@johnclegg.co.uk by mid-day on the closing date may not be considered.
7. Offers should be for a fixed sum and not calculable by reference to another offer. It is suggested that offers are for an uneven amount to avoid identical bids.
8. The vendor does not bind himself to accept the highest or indeed any offer.
9. It will be a condition of acceptance of any offer that contracts shall be exchanged within four weeks of the purchaser's solicitor receiving a draft sale contract. Completion will be four weeks thereafter or earlier by agreement.
10. The successful bidder will be required to provide proof of funding.

If you require any further information please do not hesitate to contact us.

Yours faithfully



JOHN CLEGG & CO

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