

John Clegg & Co

CHARTERED SURVEYORS & FORESTRY AGENTS

Dear Sir/Madam

Pebley Oaks Wood Barlborough near Chesterfield Derbyshire
0.93 hectares / 2.31 acres

All interested parties are invited to submit their best offer by mid-day on Wednesday, 12th June 2019 to John Clegg & Co or Youngs RPS. Instructions for offering via John Clegg & Co are as follows:-

Please note offers should be made under the following conditions and the necessary documentation must accompany your offer:

1. Offers should be made subject to contract only and may be submitted to our Haddenham office by letter 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 Pebley Oaks Wood will not be opened until the closing date. If you wish to check your offer has arrived please note your name on the reverse of the envelope.
2. 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.
3. Offers must 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.
4. Please also confirm that you have viewed the property.
5. To enable us to undertake Anti Money Laundering (AML) screening which will need to be completed before any offer can be accepted please provide a certified copy of the purchaser's passport photo page or photo driving licence and 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. It is most important to have documents correctly certified in terms of our AML procedures; please see details below. 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 will advise you.
6. 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.
7. The vendor does not bind itself to accept the highest or indeed any offer.
8. 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.

9. The successful bidder will be required to provide proof of funding.

Yours faithfully

John Clegg & Co
Suite 8
Rectory House
Thame Road
Haddenham
Buckinghamshire
HP17 8DA
Tel: 01844 291384

CERTIFICATION FORMAT TO COMPLY WITH OUR AML COMPLIANCE PROCEDURES

It is most important to note that in terms of our own AML procedures copies of proof of residence and proof of identity can only be certified by either a practising solicitor or a chartered accountant (i.e. not a para-legal, secretary, receptionist or licenced conveyancer, for example). Unless correctly certified our AML Central office will not approve our due diligence. The certification must include the following:

- The name of the Certifier, easily legible;
- Name and address of Certifier's firm;
- The words "certified a true copy of the original document"
- Certifier's signature and the date, which must be within the last three months.

Proof of Identity

This can either be a copy of the photo page of your current passport or a valid photo driving licence – the copy should distinctly show your date of birth and nationality and the photograph should be clean.

Proof of Residence

This can either be a utility bill or bank statement addressed to you at your place of residence and must be dated within the last three months. We can also accept a current year's council tax bill.

Proof of Funding

This should take the form of a bank statement showing a balance sufficient to complete the purchase. A letter from the bank confirming funds are available for this purchase will also be sufficient. If the letter is a copy this will also need to be certified in the manner above.

John Clegg & Co is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited, a private limited company registered in England and Wales (with registered number 4176965) and whose registered office is at 5 Aldermanbury Square, London EC2V 7BP.