

Dear Sir / Madam

## PROPERTY CLOSING DATE - TY'N Y CEUNANT PLANTATION, DINAS MAWDDWY

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 Friday 31st May 2019. 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 Cirencester office by letter or by email to [closingdate@johnclegg.co.uk](mailto: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 **TY'N Y CEUNANT** 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](mailto: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](mailto: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. The offer should note how the bid is funded i.e. cash, loan, SIPP, etc. The successful bidder will be required to provide proof of funding.
5. Please confirm with your offer that you have viewed the property.
6. To enable us to undertake Anti Money Laundering (AML) screening will need to be completed before any offer can be accepted. Please provide certified copies of documents as listed on page 2. Please ensure certification is in the format described. If you intend purchasing the property in the name of a company, trust, into a SIPP or any entity other than your own name additional documentation will be required about which we will advise you.
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 itself 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.

If you would like any further information please do not hesitate to contact this office.

Yours faithfully



JOHN CLEGG & CO

**PLEASE REFER TO PAGE 2.**

15 Dyer Street Cirencester Gloucestershire GL7 2PP Tel: **01844 291384**

[woods@johnclegg.co.uk](mailto:woods@johnclegg.co.uk) [www.johnclegg.co.uk](http://www.johnclegg.co.uk)

Offices in England, Scotland and Wales

John Clegg & Co is the forestry division of Strutt & Parker, a trading style of BNP Paribas Real Estate Advisory & Property Management UK Ltd, a private limited company registered in England and Wales with registered number 4176965 and with registered office address at 5 Aldermanbury Square, London EC2V 7BP

**CERTIFIED DOCUMENTATION REQUIRED**

**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 clearly show your date of birth and nationality. Copies must be certified in the format described below.

**PROOF OF RESIDENCE**

This can either be a utility bill or bank statement (suitably redacted) 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. A valid driver's licence can also be accepted as proof of residence, provided it is not also used for proof of identity. Copies must be certified in the format described below.

**PROOF OF FUNDING**

This should take the form of certified copies of bank statements 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 format described below.

**SOURCE OF WEALTH/FUNDING**

To comply with the HMRC 4th AML Directive, we are obliged to ask for proof of the source of your wealth/funds. Should you be the successful bidder we will request additional information from you to substantiate this.

**CERTIFICATION FORMAT MUST COMPLY WITH OUR AML COMPLIANCE PROCEDURES**

**\*\*The above documentation can only be certified by one of the following professional advisors:**

**Chartered Accountant or Registered Solicitor or Public Notary**

Proof of Identity documentation **must** have the following wording as certification: *'I certify this to be a true copy of the original seen by me and the photograph is a true likeness of the individual'*

Proof of Address and Proof of Funding documentation **must** have the following wording as certification: *'I certify this to be a true and accurate copy of the original document seen by me'*

Please also note that the certifier **MUST** include the following information below their signature about themselves for us to be able to verify them.

- *Full Forename and Surname*
- *Registration Number*
- *Professional Counsel / Body member of*

01.03.2019

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