

FORM OF TENDER

RE: _____
{Enter Name and Address of Property above}

I/We (names) _____

of Address _____

Postcode _____

Mobile Phone No _____

Landline Phone No _____

Email Address _____

HEREBY OFFER, subject to contract, to purchase the above freehold property at a price of;

£ _____

(amount in words) _____

for the above named property, and advise as follows;

Cont overleaf;-

1. I/We, confirm that the above offer **is not** reliant on the sale of any other property
2. I/We, **will / will not*** require a mortgage on this property
3. If applicable, my/our mortgage/loan offer has been provided by

4. My/our offer **is not** subject to obtaining a survey
5. If my/our offer is accepted my/our solicitors will be;

Name of Solicitors _____

Address _____

For the attention of _____

6. In making the above offer I/We confirm that we have read and understood and agree to comply fully with the attached Terms and Conditions

Signed _____

Date _____

Name(s) in Block Letters

*delete as appropriate

FORM OF TENDER

Terms and Conditions

1. Written sealed bids must be submitted on the Tender Form provided by E-mailing to admin@tamlyns.co.uk
2. Alternatively, if required, Tenders may be posted or delivered by hand to **Tamlyn & Son Ltd, 35 Market Street, Bridgwater, Somerset TA6 3EP**. If posting we would recommend use of Royal Mail's 'Special Delivery Guaranteed by 9am Service' to ensure delivery by the closing date deadline.
3. The closing date for return of Tenders is **12 Noon on Friday 4th June 2021**.
4. Tenders submitted by E-mail should include in the subject heading **"TENDER – {FOR LAND AT CATCOTT BROAD DROVE & LOT NUMBER}"**.
5. Tenders submitted by post/by hand are to be returned in a plain sealed envelope clearly marked on the front **"TENDER – {FOR LAND AT CATCOTT BROAD DROVE & LOT NUMBER}"**.
6. The property is as described in the sale particulars.
7. Tender Forms should be completed in full with all required information.
8. No verbal bids will be accepted.
9. Bidders are deemed to have made all the necessary enquiries and purchase with full knowledge of the content of the Legal Packs available from the selling agents or the vendor's solicitors.
10. All sealed bids will be opened and reviewed by Tamlyn & Son Ltd.
11. The Sellers do not necessarily bind themselves to accept the highest or any offer submitted.
12. If a Tender offer is accepted the Seller and Buyer will be deemed to have agreed a sale subject to contract.
13. If no acceptable offers have been made, the top 3 bidders will be notified to submit their best and final offer. Seller reserves the right to accept or reject any bid/offer or to waive any technicalities and defects.
14. By submitting a sealed bid to purchase the subject property, the Bidder agrees to participate and be bound by these terms and conditions.
15. At the conclusion of the sealed bid process, Tamlyn & Son Ltd and the Seller may award the sale of the property to the accepted bidder. In the event of a tied bid, Tamlyn & Son Ltd will ask the tied bidders to submit a best and final offer to break the tie bid.
16. Following an acceptable offer a legally binding Contract for sale will be issued to the Buyer.
17. The Buyer shall then have **five (5) business days** after the receipt of the Contract to execute and return the Contract with no contingencies, together with the with an accompanying

deposit of ten Percent (10%) of the contract price, (non-refundable) payable by cheque to the vendor's solicitors.

18. Completion of the sale will be within 60 days of receiving the required Memorandum of Sale with completion scheduled to take place as soon as possible thereafter.
19. No conditional offers are accepted and the property is sold "as is" and no warranty as to condition or suitability for any purpose is expressed or implied. The Buyer shall solely rely on their own information, judgement and inspection of the property and their own further enquiries.
20. There shall be no funding or finance contingencies. **TIME IS OF THE ESSENCE.**
21. All persons submitting a sealed bid must be at least 18 years of age or older and have full authority to bid on the property either as solely or as a representative of the bidding entity.
22. Following acceptance of an offer, in order to fulfil responsibilities under the Money Laundering Regulations Buyers will be asked to provide proof of identity. Acceptable documents include: Passport, full driving licence or birth certificate (at least one photo ID) as well as council tax, utility bills. For further guidance and acceptable combinations of documents please contact the office.