

Dear

Re: Sale of Station Farm, Waltham on the Wolds

Thank you for your interest in the above mentioned property.

In view of the considerable interest shown in Station Farm, we are now inviting best and final offers for each lot or the farm as a whole.

We would like to invite you to make your offer on the following basis:

- 1: All offers to be based on the particulars of sale for the property known as Station Farm, Waltham on the Wolds.
- 2: Your best and final offer is to be received in writing no later than 12 noon on Wednesday 23rd November 2011 to Geoffrey Bishop, Escritt Barrell Golding, 24 St Peters Hill, Grantham, Lincs. NG31 6QF.
- 3: The offer should be contained in a sealed envelope and clearly marked "Station Farm, Waltham on the Wolds" in the top left hand corner.
- 4: Offers will be accepted by fax (01476 567451) or email (Geoffrey.Bishop@EBGproperty.co.uk) subject to prior arrangement with Geoffrey Bishop.
- 5: All offers must be made on behalf of a named purchaser(s) with full address provided. Offers must be either for the whole, for lot 1, lot 2, lot 3, lot 4, lot 5, lot 6, or a combination of these options. You may also submit an offer on a preferred combination, i.e. lot 2 & 3 or lot 3 & 5 with a single figure. We are also aware that interest has been shown to alter boundaries of lots 1, 2 and 3; therefore we have enclosed a map of these lots. If you wish to add or remove land or buildings then please clearly highlight on the map your preferred enclosure and include the map in your offer. You may also submit a first choice and second choice for lots 4 and 5.
- 6: All offers should be in pounds sterling and we recommend that offers are made for an uneven sum to avoid identical bids. All offers should be subject to contract.
- 7: All offers must be for a fixed sum and no escalating bids will be considered.

- 8: Offers should be made on the understanding that it is expected that contracts should be exchanged and secured with a 10% deposit of the purchase price within 4 weeks of receipt of the contract documents by the offerors solicitors.
- 9: Please confirm whether your offer is subject to the sale of any other property, securing a loan/finance or whether the offer is cash.
- 10: Offers should be supported by a bank reference or similar confirmation as to the availability of finance.
- 11: The name and address of your solicitor is to be supplied.
- 12: Prospective purchasers are advised that acceptance or otherwise of any offer is at the sole discretion of the vendors who are not bound to accept the highest or any offer.

Should you require any further information or wish to discuss any of the above mentioned points, please do not hesitate to contact me.

Yours sincerely

Geoffrey Bishop
MRICS FAAV
Geoffrey.Bishop@EBGproperty.co.uk

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