

INFORMAL TENDER PROCESS – LAND AT THE AVENUE OF REMEMBRANCE, NORTH OF COLNE BANK AVENUE (A133), COLCHESTER, ESSEX

Offers

Offers for the freehold interest with vacant possession should be made in accordance with the procedure set out below.

Offer Procedure

1. Offers must be submitted on the form enclosed and sent by email to r.ward@whirledgeandnott.co.uk with the subject **OFFER FOR LAND AT THE AVENUE OF REMEMBRANCE, COLCHESTER** to be received on or before **12 noon on Wednesday 10th July 2024**.

Potential bidders must be aware that:-

- i. their offer will not be received unless sent by the method described above.
 - ii. no liability will be accepted for sealed offers delivered by hand elsewhere. Offers should not be sent anywhere else.
2. All offers, which must be your best offer, should be made Subject to Contract, **but otherwise unconditional**, for the property. The offers must be made on behalf of a named purchaser for a specific sum. The offer should be in Pounds Sterling stated in words and figures.
 3. The Vendors do not undertake to accept the highest or any offer so received, and will not consider any offer that is expressed to be a sum of money greater than that contained in any other offer.
 4. Prospective purchasers will be notified by Whirledge & Nott on or before **Friday 19th July 2024** whether their offer is to be recommended for acceptance. All unsuccessful offerers will be so advised by Whirledge & Nott on or after this date.
 5. The prospective purchaser will be required to exchange contracts by **Friday 30th August 2024**.
 6. The Vendors will reserve the right:
 - a. to consider any higher offers received for the property prior to exchange of contracts; and
 - b. to withdraw from the proposed sale if a higher offer is received.
 7. Whirledge & Nott do not guarantee that bids received by email have been received. Bidders must confirm receipt by telephone with the relevant office. Whirledge & Nott cannot guarantee that email bids will remain unopened if received prior to the tender deadline.
 8. Offers should preferably be for the whole but offers for parts may be considered.
 9. Whirledge & Nott are required by the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain documentation to enable us to evidence the identity of the individuals who will ultimately benefit or will benefit from owning the property. This includes certified proof of identity and primary residential address and the origins of funds used to complete the transaction. If the purchase will be made by an individual(s) we will require a questionnaire to be completed. If the purchase will be made by an entity such as a company or trust, please provide these same details for all the principal directors/ trustees to enable us to carry out the necessary checks.

BEST OFFER FORM - LAND AT THE AVENUE OF REMEMBRANCE, COLCHESTER, ESSEX

Please complete in full:

<p>Bidder's Name: (please name the person(s), company or firm submitting this offer)</p>	
<p>Address:</p>	
<p>Telephone No:</p>	
<p>Email:</p>	
<p>Parcels subject to your Offer: (Parcel A or B or both)</p>	
<p>Subject to Contract Offer for Property <u>assuming NO overage:</u> (Please state the amount of your offer in figures and words)</p>	
<p>Please state what your offer would be if the property were sold <u>subject to overage:</u> (Overage provision of 40 years at 25% of uplift in value for any development)</p>	
<p>Please state proposed use: (It is not the vendors' intention to covenant against specific uses other than as stated in the details)</p>	
<p>Please state method of purchase: (For example cash, mortgage, subject to sale or similar) (Please attach proof of funds / finance with your offer)</p>	
<p>Address of bank / financial references: (please include proof of funds / finance with this bid)</p>	
<p>State if the offer is subject to any conditions: (such as planning, finance, board approval)</p>	
<p>Name and Address of Solicitor:</p>	
<p>Signature:</p>	
<p>Capacity of Signatory:</p>	
<p>Date:</p>	