



28th August 2020

Our Ref: S010010

Your Ref:

Dear Sir/Madam

Re: Sale of Land and Buildings at Gayle, Hawes, North Yorkshire, DL8 3RT

We're writing to you as we understand that you've recently viewed and/or enquired about the above property. Due to the significant amount of interest that's been shown we've been instructed to conclude the sale in a manner which is fair to all parties. Accordingly, a closing date has been fixed by which **Best and Final Offers** are invited. If you wish to submit an offer for this property either as a whole or in lots then please do so by completing the attached Offer Form and returning it to our office before **2pm on Thursday 10th September 2020** either by email or post clearly marked '**Offer for Land and Buildings at Gayle**'. If you've already made an offer then we ask that you re-offer in accordance with the above process.

Offers are invited on the following basis:

1. The Vendor will review the offers and will endeavour to give a prompt reply, however, please note that they are not obliged to accept the highest or indeed any offer and the ability of a prospective Purchaser to complete the purchase promptly will be taken into account.
2. The Vendor reserves the right to:
 - a) Sell the property in such manner as they see fit at any time.
 - b) Negotiate with any party of their choice.
 - c) Re-advertise for offers.
3. Prospective Purchasers must clearly state that necessary finance arrangements have been made or alternatively state if their offer is subject to finance arrangements or the sale of another property.
4. All offers will be subject to contract and be for a fixed monetary sum only. Escalating offers or offers relating to any other offers will not be considered.
5. It's expected the successful Purchaser(s) will exchange contracts within 4 weeks of receiving a draft sale contract from the Vendor's Solicitor and then complete the sale within two weeks of exchanging contracts. A 10% deposit of the sale price will be required on the exchange of contracts with the balance due on completion.
6. There can be no recourse to the Vendor and/or Hawes Farmers' Auction Mart for any costs incurred in making an offer or proceeding with a purchase that fails to exchange contracts and/or complete. The sale will be subject to any conditions, restrictions or liabilities as the Vendor's Solicitor may deem necessary.

I trust that you'll find this process straightforward however, if you should have any queries or require any further information on either the procedure or the property itself then please contact me. Unfortunately, I will now be unavailable until Monday 7th September 2020 so I will not be able to respond to any enquiries until then.

With regards to viewing the property, if you have not done so already or if you would like to take another look then you can do this without us in attendance, however we request that you **DO NOT** go onto the first floor of any of the buildings as they could be unsafe also the access to the barn within Lot 3 is difficult due to the overgrown vegetation on the site so please take extra care but the best way to access the remainder of the site is by the entrance through the Lowfield housing estate to the North.

In the meantime, I would like to thank you for your interest and I look forward to hearing from you in due course if you decide to submit an offer.

Yours faithfully

A handwritten signature in black ink that reads "J R Alderson". The letters are cursive and fluid, with the first letters being larger and more prominent.

Mr James R Alderson BSc (Hons) MRICS

For and on behalf of Hawes Farmers' Auction Mart Company Limited

Enc: Offer Form

Offer Form



SUBJECT TO CONTRACT

Property: Land and Buildings at Gayle, Hawes, North Yorkshire, DL8 3RT

Please complete both sides of this form in full

Offerer:

Address:

.....

.....

.....

Telephone: **Mobile:**

Email:

I/We wish to offer the following fixed sum(s) to purchase:

Lot 1 – Land (0.61 Ha / 1.51 Ac) £.....
(edged in red)

Lot 2 – Small barn and curtilage £.....
(31 square metres) (edged in blue)

Lot 3 – Land and barn (0.21 Ha / 0.51 Ac) £.....
(edged in green)

The Whole (Lots 1, 2 and 3) £.....

A Combination of Lots (Lots.....&.....) £.....

PLEASE COMPLETE THE PAGE OVERLEAF AND RETURN THE WHOLE FORM TO OUR OFFICE BY EMAIL OR POST CLEARLY MARKED: 'OFFER FOR LAND AND BUILDINGS AT GAYLE' USING THE ADDRESSES BELOW BEFORE 2PM ON THURSDAY 10TH SEPTEMBER 2020.

Offer Form



SUBJECT TO CONTRACT

Notes relating to the offer(s):

Please delete as appropriate

1) I/We have read and understood the sale brochure and inspected the property **Yes / No**

2) I/We are able and willing to exchange unconditional contracts within four weeks of receiving a draft sale contract from the Vendor's Solicitor and pay a 10% deposit of the purchase price **Yes / No**

I/We are able and willing to complete the purchase within two weeks of exchanging contracts and pay the balance of the purchase price **Yes / No**

If you answered 'No' above – Please confirm when you would be able to exchange contracts and/or complete the purchase?.....

.....

3) My/Our offer is a cash offer and I/We have accessible liquid funds available to complete the purchase (proof of funds will be required if your offer is successful) **Yes / No**

If you answered 'No' above – How do you intend to accumulate the funds required?.....

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4) My/Our offer is subject to a relevant survey and/or valuation **Yes / No**

If you answered 'Yes' above – Please explain what is required and how this may affect your offer?.....

.....

5) If your offer is conditional or if you have any requests, then please specify them here:.....

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The information I/We have provided above is both accurate and correct and if my/our offer is accepted I/we will instruct my/our Solicitor/Conveyancer immediately and proceed diligently with the purchase within the designated timescales.

Signed:

Dated:.....