



TELEPHONE: 01727 701303

July 2024

Dear Sir / Madam

Re: Land off Mancroft Road near Slip End, LU1 4DG

With a number of interested parties looking to purchase the 4.09 acres of land off Mancroft Road near Slip End, we have been instructed by the vendor to take the land to 'Best & Final Offers'.

The procedure therefore will be for you to submit your best and final offer in writing by 12:00 noon on Tuesday, 6th August 2024 providing the information requested on the attached form with "Land off Mancroft Road near Slip End, LU1 4DG" in the subject title.

The following conditions will apply:

1. All offers will be based on the Particulars of Sale and will be subject to contract only.
2. Offers should be made on behalf of a named purchaser and a specific sum of an uneven figure will minimise the risk of identical bids.
3. No escalating bids will be considered and no offer should be made which is calculable only by reference to another offer.
4. Prospective purchasers will not be given an opportunity to re-submit their offers unless two identical bids are received.
5. The Vendor does not undertake to accept the highest or indeed any offer.
6. The full name, address and telephone number of the prospective purchasers' solicitor should be provided.
7. If you have already made an offer which you wish to remain the same, this will be treated in confidence, but we would ask you to re-submit your offer in line with the requirements set out in this letter.
8. Please indicate on the Form of Tender your preferred date of completion in the event of your offer being accepted and the degree of any flexibility over this date.
9. All offers will be acknowledged by 13:00 on Tuesday, 6th August 2024 and a decision will be reached and confirmed by 14:30 on Wednesday, 7th August 2024.
10. Prospective purchasers should detail their proposed use of the site and financial position.

We look forward to receiving the offer you may wish to make, but in the meantime if we can be of any further assistance, please do not hesitate to let us know.

Yours faithfully

Vantage Land

Form of Tender – Subject to Contract

In accordance with the terms set out in the accompanying letter I/we hereby offer to purchase the property as described in the brochure and known as of land off Mancroft Road near Slip End for the sum of:

£..... (Words)

..... subject to contract.

My/Our offer(s) is *(delete as appropriate)* - Cash/Dependent upon a mortgage to be arranged/already arranged *(delete as appropriate)*.

SIGNED

NAME

ADDRESS

.....

TEL NO

Solicitor's Name & Address

.....

TEL NO

Preferred and/or possible Completion Dates

Any other comments, including proposed use of the site

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THIS OFFER IS TO BE RECEIVED BY: 12:00 noon on Tuesday, 6th August 2024.