



TELEPHONE: 01582 788878

July 2022

Dear Sir / Madam

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

With a number of interested parties looking to purchase the two parcels of land off Mancroft Road near Slip End, we have now been instructed by the vendor to ask all interested parties to submit their best and final offers in writing.

The procedure therefore will be for you to submit your best and final offers in writing by 12:00 noon on Tuesday, 2<sup>nd</sup> August 2022 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, 2<sup>nd</sup> August 2022 and a decision will be reached and confirmed by 14:30 on Wednesday, 3<sup>rd</sup> August 2022.
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:

**1st CHOICE (no escalating bids will be considered):**

I/We hereby offer to purchase (tick as appropriate)

Lot 1                       Lot 2

for the sum of:

£..... (Words) .....

..... subject to contract

Any additional comments: .....

**2nd CHOICE (no escalating bids will be considered):**

I/We hereby offer to purchase (tick as appropriate)

Lot 1                       Lot 2

for the sum of:

£..... (Words) .....

..... subject to contract

Any additional comments: .....

**3rd CHOICE (no escalating bids will be considered):**

I/We hereby offer to purchase (tick as appropriate)

Lot 1                       Lot 2

for the sum of:

£..... (Words) .....

..... subject to contract

Any additional comments: .....

**Please complete as necessary**

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

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, 2<sup>nd</sup> August 2022.**