

To Whom it may concern

[Date as postmark]

Dear Sir or Madam

Re: Land At Tump Farm, Sedbury, Chepstow, Monmouthshire, NP16 7HN 'The Property'
Approximately 174.28 acres (70.53 hectares) in total
Subject to Contract

We are pleased to bring the Property known as Land at Tump Farm to the market for sale. The Property is available as a whole or in lots, as further described in the property particulars enclosed.

The Property is offered freehold, with vacant possession, for sale by Formal Tender. The prescribed Tender Form is enclosed with this letter for completeness. A purchaser's contract pack, as prepared by the Vendor's appointed solicitor, is available on request, subject to an administration charge of £15.00 plus VAT payable in advance to the selling agent.

All offers to purchase any part or whole of the Property must be submitted in accordance with the formal "Tender Procedure" detailed overleaf, together with a cheque (made payable to Thrings LLP) by way of a 10% deposit for the tendered figure. All tenders and cheque payments are to be submitted prior to **12 noon on Wednesday 14th February 2024 ('Tender Deadline')**.

Upon a successful tender being selected by the Vendor, counterpart contract(s) for sale of the Property (or parts thereof) will be signed by the Vendor, together with cashing of relevant deposit cheque(s) to effect exchange of contracts. Vacant possession of the Property will be provided on completion; intended to follow within 28 days of the Tender Deadline. Any tenders received that are not successful will be destroyed together with the cheque unless you request that we return the cheque to you.

Agent's Note

An area of woodland to the east of Lot 5, known as 'Ladysmith Wood' (extending to approximately 2.168 Hectares / 5.36 Acres) is excluded from the marketing particulars. In the event that interested parties wish to acquire this area of woodland, then interest should be declared to the selling agent for the purposes of separate negotiation.

We trust the above is self-explanatory however, should you have any queries regarding the above please contact North & Letherby using the details outlined below in the first instance.

Yours faithfully



For & On Behalf of North & Letherby
Chartered Surveyors
E: enquiries@northletherby.com
T: 01454 631575

Enc:

- *Property Particulars*
- *Tender Form*
- *Sale Plan*

Brick Cottage, Bilsham Lane, Olveston, Bristol BS35 4HD

Tel: 01454 631575 | Email: enquiries@northletherby.com | Web: www.northletherby.com

THE TENDER PROCEDURE

1. Tenders must be on the Form of Tender and must be sent or delivered to North & Letherby Chartered Surveyors so as to be received prior to **12 pm on Wednesday 14th February 2024 (time being of the essence)**.
2. Tenders must be sent or delivered in an envelope endorsed "Tender for the Purchase of Land at Tump Farm". The envelope must be sealed.
3. **NO UNAUTHORISED** alteration or addition will be allowed to the Form of Tender, or to any other component of these documents; **if any such alteration is made or if the various components of these documents are not properly completed, or if the Tendering Procedure is not fully compiled with in the opinion of the Vendor the Tender submitted by the Tenderer may be disqualified from further consideration by the Vendor whose decision on the matter is final.**
4. Tenders should be submitted in accordance with these documents. The Tenderer should not make unauthorised changes to the requirements of the Vendor. Tenders should not be accompanied by statements that could be construed as rendering the Tender equivocal or placing it on a different footing from other Tenders. The Vendor's decision on whether a Tender is acceptable will be final and the Tenderer will not be consulted.
5. Prior to the date for submission of the Tender, the Vendor may issue amendments to clarify or modify these documents. A copy of each amendment will be issued to all persons in receipt of these documents and, for the avoidance of doubt, that amendment will become part of these documents.
6. The Tenderer must complete and sign the Form of Tender. In the case of a private person, he or she must show his or her forenames or Christian names and his or her surname and address in block capitals. In the case of a Limited Company, the name must be of the Company and include the Company Registration Number, the address must be the address of its Registered Office and the signature must be that of a Director or the Secretary of the Company, or some other person authorised to sign on behalf of the Company. If there is no such person authorised to sign, the Tender shall be sealed by the Company or signed by a Director and Company Secretary or two Directors. In the case of a partnership full names and addresses of all partners must be stated and the Form of Tender must be signed by all partners.
7. **No Tender received after 12 pm on Wednesday 14th February 2024 (time being of the essence)** will be considered by the Vendor.
8. Acceptance of the Tender shall be in accordance with the Contract Pack.
9. The Vendor does not undertake to accept the highest or any Tender received in respect of the Property and shall not be liable for the Tenderer's costs in submitting a Tender, and may at its discretion accept an offer made other than in accordance with the Tender documentation.
10. The canvassing of the Vendor for the acceptance of any Tender will disqualify the Tenderer by or on whose behalf of the canvassing is carried out.
11. Any queries with regard to the Tendering Procedure must be clarified with the Vendor's Solicitors prior to a Tender being submitted.