

Land & Estate Agents, Valuers & Auctioneers

Your Ref:  
Our Ref: TRH

County Chambers  
Kings Road  
Melton Mowbray  
Leicestershire  
LE13 1QF  
01664 560181

17<sup>th</sup> October 2023

Dear Applicant

### The Sale of Land on Waltham Lane, Eaton, Leicestershire

In view of the interest shown by a number of potential buyers we now invite you to make your best and final offer for this land on the following basis:

1. All offers should be submitted in writing on the enclosed form and should be received at this office no later than **midday on Tuesday 31<sup>st</sup> October 2023**.  
Offers should be submitted in a sealed envelope and clearly marked **“Offer – Land on Waltham Lane, Eaton, Leicestershire”**. Offers may be submitted via email to [t.harris@shoulers.co.uk](mailto:t.harris@shoulers.co.uk) but must be sent as an attachment including the words **“DO NOT OPEN ATTACHMENT”** in the subject title.
2. All offers must be made by a named purchaser with their full home address, telephone number and email address provided with details of the solicitor acting.
3. All offers should be in pounds sterling and it is recommended that offers are made for an uneven sum to avoid identical bids.
4. No escalating offers, linked offers or offers made with reference to others will be considered.
5. No offers will be considered that are subject to obtaining planning permission.
6. Offers should be made on the understanding that it is expected that contracts should be exchanged and secured with a deposit of 10% of the purchase price within twenty-eight days of receipt of contract documentation by the purchaser's solicitors.
7. You must indicate your financial position in terms of funding arrangements and whether the purchase is dependent on a related sale. **Proof of funds must accompany your offer**. Before accepting any offer, we may wish to take further references to check that any funding required is in place.
8. Prospective purchasers are advised that acceptance or otherwise of any offer is at the sole discretion of the vendor who is not bound to accept the highest or any offer made.
9. All offers received will be submitted to the vendor, and you will be notified of our vendor's instructions as soon as possible.
10. In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide their proof of identity and address to Shouler & Son once any submitted offer has been accepted (subject to contract) prior to solicitors being instructed.

I look forward to receiving your offer, if you have any queries in the meantime please do not hesitate to contact me.

Yours sincerely



**Tim Harris**  
**Professional Associate**  
[t.harris@shoulers.co.uk](mailto:t.harris@shoulers.co.uk)

**BEST AND FINAL OFFER**  
**Subject to Contract**

To reach Shouler & Son by 12 noon, on Tuesday 31<sup>st</sup> October 2023 either in a sealed envelope or via email attachment to t.harris@shoulers.co.uk

Property: Land on Waltham Lane, Eaton, Leicestershire (approximately 16.55 Acres)

Full Name(s) of intended purchaser(s): .....

Address: .....  
.....  
.....

Offer: £ ..... Subject to contract

Is this offer subject to mortgage?            Y / N

If yes please explain the ratio of borrowing and intended source in a separate covering letter

I have enclosed the other paperwork requested in the invitation letter

Signed: .....

Date: .....

My solicitor's name and address: .....  
.....  
.....  
.....  
.....