

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS



SUBJECT TO CONTRACT

PROPOSED SALE OF APPROX. 2.84 ACRES

LAND OFF BOTLEY ROAD

SHEDFIELD

BEST AND FINAL OFFER INSTRUCTIONS

Following a period of marketing and having reported a number of offers to our Client, we have now been instructed to draw this matter to a conclusion by asking all interested parties to confirm their 'Best and Final' offer in accordance with the instructions below.

Offers should be submitted by email and to arrive at the office of Giles Wheeler-Bennett Ltd, by 12 Noon on Tuesday 29th July 2025. Please use email address dominic@gileswheeler-bennett.co.uk and we will acknowledge receipt. It is recommended that you then telephone this office if you have not had an emailed acknowledgement before this deadline.

The Property is as described on the Sales Particulars attached. It is assumed that you have made an inspection of the Property. Please do visit the property again if you wish. Our website holds much additional information too www.gileswheeler-bennett.co.uk

Please see a copy of **1998 Transfer** with Plan (when the Vendor purchased the land) which sets out the rights of access over the neighbouring driveway to Dagwells Farm (if a new vehicular access is needed to serve Lot 2). The width of this right of access is 10 feet (3.05m) as described at 1.3 'Second Property' and this right is described at 4.1 which was reserved unto the First Owner.

Development Overage: As stated on the Sales Particulars, subject to the level of any individual offer the Vendor is mindful to retain a share of any added future uplift in value, caused by Planning Consent for residential development only. The Vendor now suggests that they retain a 25% share of any uplift in value over a period of 25 years (and so this will mean that a Purchaser retains 75% of the added value).

Please can parties confirm:

- i. If they allow a development Overage or not.
- ii. If they do, please state if they agree to the share being retained at 25% over 25 years.
- iii. If they do not agree to 25% over 25 years, please confirm the percentage and the length of years that the overage will be available to the Vendor.

Parties are able to submit two 'Best & Final Offers' – one with an Overage, and one without, if they wish.

Your Best and Final Offer must include the following information:

1. Name, address and contact details of the proposed Purchaser.
2. Name and contact details of the solicitor who will act on your behalf in this matter.
3. Confirmation of your 'Best and Final' offer which should be for a fixed sum in pounds sterling. No offer should be calculated by reference to any other offer. It is advisable to offer an odd amount, to avoid multiple similar offers.

4. Please state clearly if your offer is for the Whole, Lot 1 or Lot 2. If your offer is for any other different area, please indicate the extent clearly on a plan, with dimensions if necessary.
5. If your offer is for Lot 2, please state if you will rely on the existing route of access across the Car Park (Lot 1) or if you will rely on the rights to make a new access in the western boundary over the driveway to Dagwells Farm, as set out in the 1998 Transfer.
6. Funding – please indicate if your offer is for cash (funds readily available), or what other funding you may require. If your offer is subject to the sale of a property, then please indicate whether or not the marketing has commenced.
7. The Vendor is not bound to accept the highest, or any offer. The conclusion will be reported to all parties by 12noon on Friday 1st August 2025.
8. If an offer is accepted following the 'Best and Final' offer process, then that party will be required to supply ID information to Giles Wheeler-Bennett in accordance with Anti Money Laundering Regulations.

If you require further information, then please contact Dominic Plumptre at this office on 01489 896977.