

8 June 2022



Strensham Business Park  
Strensham  
Worcester  
WR8 9JZ

T: 01684 853400  
www.carverknowles.co.uk

**SUBJECT TO CONTRACT**

Dear Sir/Madam,

**FIELD BARN, BRETFTON, EVESHAM, WORCESTERSHIRE**

Following the high level of interest received for Field Barn we have been instructed to seek "Best and Final" offers for the property by way of an Informal Tender. The deadline for the receipt of Best and Final offers is **12 noon on Tuesday 21<sup>st</sup> June 2022**. All offers should be submitted in writing to Carver Knowles on the form attached to this letter.

The Tender Form can be returned by post (please be aware that our post is often delivered after 12 noon), hand delivered or emailed. All offers must be received on the attached form in pounds sterling and we advise the offer amount should be for an uneven figure to avoid identical bids.

For the avoidance of doubt, no offers will be accepted prior to the Tender deadline. No offers will be discussed prior to the deadline (emails and postal submissions may be opened to confirm that the form has been properly received but the contents will not be discussed).

All those that have submitted a Tender will be notified whether they have been successful with their offer as soon as possible once we have received our Clients' instructions, however it should be noted that our Client is not bound to accept the highest offer or indeed any offers submitted.

Please read the Tender Form carefully in regard to what information is required by our client in order to consider your offer.

If you have any questions or queries, then please do not hesitate to contact me either on 01684 853400 or by email [mikecluley@carverknowles.co.uk](mailto:mikecluley@carverknowles.co.uk).

Yours faithfully,

*Carver Knowles,*

Mike Cluley MSc BSc (Hons) MRICS FAAV MBIAC

**CARVER KNOWLES**

email: [mikecluley@carverknowles.co.uk](mailto:mikecluley@carverknowles.co.uk)

Encs.



## SALE OF FIELD BARN, BRETORTON (SUBJECT TO CONTRACT)

ALL OFFERS ARE TO BE SUBMITTED TO THE ADDRESS BELOW OR BY EMAIL

**BEFORE: 12.00 NOON ON TUESDAY 21<sup>ST</sup> JUNE 2022**

**CARVER KNOWLES, STRENSHAM BUSINESS PARK, STRENSHAM, WORCESTER, WR8 9JZ**

Email: [mikecluley@carverknowles.co.uk](mailto:mikecluley@carverknowles.co.uk)

Tel: - 01684 853400

<p><b>1</b> All offers should be completed on this form and returned to this office or by email clearly marked / titled <b>“OFFER - FIELD BARN, BRETORTON”</b></p>
<p><b>2</b> Emailed forms are acceptable – please email to <a href="mailto:mikecluley@carverknowles.co.uk">mikecluley@carverknowles.co.uk</a></p>
<p><b>3</b> The successful bidder (if any) will be notified as soon as possible.</p>
<p><b>4</b> Whilst it is the Vendor’s firm intention to sell the Property, they do not bind themselves to accept the highest, or indeed, any offer.</p>
<p><b>5</b> The Vendor is willing to consider different bids from the same Buyer on the proviso they are for different purchase options (eg. barn only / barn and 1 acre / barn and 5 acres; etc) rather than different levels of offer for the same amount of property. If a Buyer wishes to submit more than one offer then please rank the offers being made in order of preference.</p>
<p><b>6</b> Whilst it is not standard practice, the Vendor (Worcestershire County Council) may be prepared to consider offers without the Overage Clause on this occasion. To avoid confusion please ensure that you confirm whether your offer is subject to the Overage Clause being imposed or whether it is on the basis of no Overage Clause by ticking the relevant box on the form.</p> <p><b><i>Please note that it is WCC’s preference to sell the property subject to the Overage Clause and significantly more weight will be attached to such offers.</i></b></p>
<p><b>7</b> If you are interested in purchasing only part of the land with Field Barn, please indicate on the enclosed plan the extent of land and its approximate area that you wish to purchase.</p>
<p><b>8</b> It may be possible for the existing Heras Fencing to be left in situ following completion of the sale. It is understood that there are 45 x panels, 1 x 4m wide vehicle gate with backstays, fence couplers and rubber feet all of which were purchased new in September 2020. If you are interested in keeping the Heras Fencing then please indicate this on the form and state how much you would be willing to offer to purchase the fencing in addition to the offer for Field Barn being made.</p>
<ul style="list-style-type: none"> <li>• Offers should be for a precise amount and to avoid the receipt of identical sums we would recommend that offers should be made for an odd figure.</li> <li>• Any offer which is escalating, or which is made with reference to another bid will not be accepted.</li> <li>• Should your offer be accepted, you will be required to provide relevant identity verification (photo ID and Proof of Address ID) for Anti-Money Laundering purposes prior to instructing solicitors.</li> </ul>

Name of person(s) making offer:	
Name of purchaser (if different):	
Address of person(s) making offer:	
Telephone Number:	
Email Address:	
If you are making more than one offer then please rank the below offer in Order of Preference:	
Description of property being offered on <i>(please tick option):</i>	<input type="checkbox"/> Field Barn site only (red edged area) <input type="checkbox"/> Field Barn and all land available (coloured purple) (approx. 5 acres) <input type="checkbox"/> Field Barn and some land <i>(please mark on the attached plan the extent of the land you are interested in purchasing)</i>
Overage Clause <i>(please tick option):</i>	<input type="checkbox"/> Offer made subject to proposed Overage Clause as stated in the Property Details (attached) <input type="checkbox"/> Offer made without proposed Overage Clause
Amount of offer in £ (all offers to be made in pounds sterling):	£.....
Method of Funding (finance, cash etc)	
Solicitors Details:	
Would you like the Heras Fencing to be left in situ post completion:	<input type="checkbox"/> Yes If "Yes" what is your offer to purchase the fencing? £.....
	<input type="checkbox"/> No

If all or any part of your offer is subject to any specific terms and/or conditions that we should be made aware of then please state here:

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If you require any further information, please contact Mike Cluley on 01684 853400 or by email [mikecluley@carverknowles.co.uk](mailto:mikecluley@carverknowles.co.uk).



**ADDITIONAL LAND POTENTIALLY AVAILABLE WITH FIELD BARN**