

**FORM OF TENDER FOR:
FORMER ST. LEONARD'S CHURCH HALL,
CHURCH LANE, SEAFORD, BN7 2DS**



GRAVES SON & PILCHER

INCORPORATING

CD Clifford Dann

The property is for sale in accordance with the details contained in the sales and information pack available from the agents

**Tenderers are asked to read the instructions below,
complete the form and return no later than:
5.00pm, Wednesday 13th November 2024 to the Agents:**

Mr Michael Hudson & Mrs Erin Mann
Graves Son & Pilcher Incorporating Clifford Dann,
51 Old Steyne, Brighton, East Sussex, BN1 1HU.

Tenders must be in a sealed envelope marked
'Former St Leonard's Church Hall'.
Tenders submitted by email, fax or over the telephone
will not be considered.

INSTRUCTIONS FOR TENDERING

1. The Agents invite the Tenderer to submit offers on either an unconditional or a conditional basis or both if they so wish. If offers are submitted on both bases the offer figure to be adjusted accordingly.
2. Tenderers are advised to ensure they are fully familiar with the nature and extent of the obligations to be accepted by them if their Tender is accepted.
3. Tenderers shall obtain for themselves at their own expense all information necessary for the preparation of their Tenders.

TRUSTED PROPERTY PROFESSIONALS

51 OLD STEYNE, BRIGHTON, EAST SUSSEX, BN1 1HU T: 01273 321123 E: INFO@GSP.UK.COM W: GSP.UK.COM
PROPERTY MANAGERS · COMMERCIAL ESTATE AGENTS · CONSULTANT SURVEYORS



RICS
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SENIOR PARTNERS: M J Deacon MRICS, N P Mills.

PARTNERS: A M Bickett AssocRICS MIRPM MARLA, R J Coble FRICS, J L Freeborn BSc (Hons) MRICS, J B Haywood BSc (Hons), R L Luckin AssocCIPD, I L Mergler BA (Hons) MCIM, A L Patton BA (Hons), B R Wadman LLB (Hons) AssocRICS MIRPM, H F Whitmarsh BA (Hons).

ASSOCIATE PARTNERS: S F Hooper BSc MSc MRICS. **CONSULTANTS:** C M Davies FRICS ACIArb, S J Owen, D J Renaut BSc MRICS, J C Groves BSc MRICS, M J Hudson.

Regulated by the RICS, Graves Son & Pilcher LLP is a Limited Liability Partnership, registered in England & Wales under number OC343267. We use the name partner to refer to a member of the LLP or an employee or consultant with equivalent standing and qualification. A list of members' names is available for inspection at the registered office, 51 Old Steyne, Brighton, BN1 1HU.

Graves Son & Pilcher LLP is an appointed representative of Brown & Brown Insurance Brokers (UK) Limited, 7th Floor, 55 Mark Lane, Corn Exchange, London EC3R 7NE.
Registered in England & Wales No 09850559. Authorised and Regulated by the Financial Conduct Authority – Firm Ref No 745618.

4. The Tender documents shall be fully completed and signed by the Tenderer as follows:

- a. Where the Tenderer is an individual, by that individual.
- b. Where the Tenderer is a partnership, by two duly authorised partners.
- c. Where the Tenderer is a company, by two directors or by a director and the secretary of the Company, such persons being duly authorised for that purpose.

5. The Tender Document is and shall remain the property of the Vendor.

6. Every Tender Statement received by the Vendor shall be deemed to have been made subject to the Tender Document unless the Vendor shall previously have expressly agreed in writing to the contrary. The Vendor retains the right to invite or permit variations or alterations to the terms of the sale.

7. No employee or agent of the vendor has the authority to vary or waive any part of the Tender Document.

8. The insertion of any conditions qualifying the Tender or any unauthorised alteration to any of the Tender Documents shall not automatically affect the sale and may cause the Tender to be rejected.

9. If submitting a conditional offer, the Tenderer shall submit full details of the conditions.

10. The Tender Statements once submitted and accepted by the Vendor cannot be renegotiated. The amount offered will be assumed to have been submitted with the potential purchaser having full knowledge of the property and land, its condition, statutory requirements and planning status. It is recommended that independent professional advice be sought before offers are submitted.

11. The Tenderer must accept that if they fail to exchange contracts within four weeks of the date on which the Vendor accepts the offer, then the acceptance shall be treated as withdrawn unless otherwise agreed by the Vendor in writing.

12. All offers and subsequent negotiations are subject to contract. The acceptance of any offer will be subject to the approval of the Vendors.

13. If the Vendor accepts an unconditional offer the successful purchaser will be required to exchange contracts within four weeks of the offer being accepted and to complete the purchase 28 days later.

14. If the Vendor accepts a conditional offer the successful purchaser will be required to exchange contracts within four weeks of the offer being accepted. If the conditional offer is subject to a revised or alternative planning permission the tenderer will be required to submit an appropriate and valid planning application within a further 28 days. The purchaser will immediately inform the Vendor of any issues raised by the Planning Authority. Completion of the sale will take place within 28 days of Planning Consent becoming unchallengeable, subject to a longstop period of nine months from exchange.

15. The Vendor may in exceptional circumstances at its own discretion extend the closing date and time specified for the receipt of Tenders.

16. The Vendor is not bound to accept the highest Tender or any Tender received and all Tenders and negotiations are subject to contract.

17. The Tenders will be evaluated on the financial offer submitted to ensure an acceptable and deliverable transaction.

18. The vendors solicitor will provide local authority and other appropriate searches to a purchasers' solicitor as a part of a sales pack upon agreement of any sale. The purchaser will reimburse the vendor the costs of such searches upon completion of a sale.



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Former St Leonard's Church Hall, Seaford UNCONDITIONAL TENDER FORM

Name of Tenderer	
Company Number (if limited company)	
Address for Correspondence	
Company's registered address (if different from above)	

Details	Tenderer	Principle point of Contact (if different from Tenderer)
Telephone Number		
Mobile Number		
Email Address		

Tender Figure	£
(words)	

Source of Funds (how the purchase will be financed)
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Solicitor Contact Details

Tenderers Signature
(see note 4)

Date



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Former St Leonard's Church Hall, Seaford CONDITIONAL TENDER FORM

Name of Tenderer	
Company Number (if limited company)	
Address for Correspondence	
Company's registered address (if different from above)	

Details	Tenderer	Principle point of Contact (if different from Tenderer)
Telephone Number		
Mobile Number		
Email Address		

Tender Figure	£
(words)	

Conditions (see note 9)



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Source of Funds
(how the purchase will be financed)

Solicitor Contact Details

Tenderers Signature
(see note 4)

Date