SECTION 7 – TENDER GUIDANCE NOTES

IMPORTANT
Please read carefully before submitting your Tender

1 Please read the Contract carefully – it contains terms, which will be legally binding on you if your Tender is accepted by the Council. IF YOU DO NOT UNDERSTAND ANYTHING IN THEM, YOU ARE RECOMMENDED TO SEEK ADVICE FROM YOUR SOLICITOR BEFORE YOU SIGN THE FORM of TENDER.

2 Whilst every care has been taken by the Council and its officers and agents in preparing the Contract, it is your responsibility to inspect the site to ascertain if the Property is suitable for the use for which you intend to buy the Property and to make your own enquiries with the PLANNING OFFICER of the appropriate DISTRICT or BOROUGH COUNCIL and/or with the suppliers of PUBLIC SERVICES for water, drainage, gas, electricity and telephone, to ascertain if your intended use of the Property can be undertaken or if any pipes, cables or drains exist which would interfere with your proposed use or whether any of the services are not available.

3 The Council is not obliged to accept the highest or any offer received and acceptance of a Tender is subject to the Council obtaining internal approval.

4 It is proposed that recommendations regarding tender returns will be put to Lancashire County Council's Cabinet for a decision on Thursday 5 June 2025. The Council will endeavour to notify the Successful Tenderer (if any) of acceptance of such person's offer within two weeks of the date of decision.

5 THE ACCEPTANCE OF YOUR TENDER BY THE COUNCIL WILL CONSTITUTE A LEGALLY BINDING CONTRACT. IT IS NOT POSSIBLE FOR YOU TO WITHDRAW OR VARY YOUR OFFER FOR ANY REASON AFTER IT HAS BEEN ACCEPTED.

6 A deposit of 10% (ten per cent) of the amount of the Purchase Price in the form of a direct bank transfer to the Council's bank account, as detailed in the Contract be submitted with your Tender. YOU ARE AT RISK OF LOSING YOUR DEPOSIT IF YOUR TENDER IS ACCEPTED AND YOU FAIL TO COMPLETE YOUR PURCHASE. Bank transfers submitted by unsuccessful Tenderers will only be returned to the bank account from which the payment was originally received.

7 Whilst the Council's Officers will be pleased to give assistance to you by answering any queries and supplying any information which the Council may hold, you are reminded that is your responsibility to make your own enquiries to instruct your own Architect, Surveyor and/or Solicitor to make enquiries on your behalf.

8 **THE TENDER WILL FORM PART OF A LEGALLY BINDING CONTRACT. ONLY SIGN IT IF YOU ARE PREPARED TO BE BOUND BY ITS TERMS.**

These notes are issued for guidance and information only. They are not to be taken as being comprised in the Tender