

SECTION 4 – FORM OF TENDER LOT A

WARNING

This is a formal document designed to create legal rights and legal obligations take advice before signing it

FORM OF TENDER for LOT A land on the east side of Tanhouse Road, Upholland, Skelmersdale

*I/We the undersigned, hereby offer to purchase from the Council the Property described in the Contract for Sale annexed hereto. *I/ We understand that in submitting this offer *I am/we are deemed to have understood the Contract for Sale and to have inspected the Property.

*I/We understand that the Council is not bound to accept the highest or any offer or combination of offers received, and that acceptance of a Tender is subject to the Council obtaining internal approval using the Council's relevant scheme of delegation or from the Council's Cabinet as appropriate.

*I/We confirm that the sum of £ as the Deposit and in part payment of the Purchase Price has been sent to the Council's bank account.

*I/We understand that *my/our signature to this Form of Tender shall constitute *my/our signature to the Contract for Sale and that a binding contract shall arise and exchange of contracts shall occur upon the Council countersigning this Form of Tender and notifying me/us of its acceptance in accordance with the Tender Procedure and the 10% deposit held on account by the Council will be unconditionally released to the Council.

*I/We understand that the Completion Date under the Contract for Sale will be 20 working days from the date of exchange of contracts and *I/we confirm funds are available to pay the Purchase Price and complete the transfer of the Property in accordance with the Contract for Sale. *I/We understand that should *I/we fail to complete in accordance with the Contract for Sale the Deposit will be retained.

*I/We agree that in addition to the above and in accordance with the Contract for Sale *I/we will pay on completion of the purchase the professional fees of the Council incurred in respect of the legal and estates surveying costs, such costs being 1.5% of the Purchase Price as to the legal costs and 1.5% of the Purchase Price in respect of the surveyors fees (in each case subject to a minimum of £1,500) and such proportion as the Council shall determine in respect of the local, environmental and coal mining searches provided to me by the Council not exceeding £468.40. *I/we will also pay on completion the sum of £996 in respect of the EPC provided by the Council.

*delete as applicable

1 *I/We offer the following sum (Purchase Price) for the Property.

Sum Offered:

Figures:

Words:

2 TO BE COMPLETED IN FULL AND TO FORM PART OF THE CONTRACT FOR SALE:

Parties

Buyer's name:

Buyer's address/registered office:

Buyer's e-mail address:

Buyer's company number if applicable:

Buyer's telephone number

Definitions at Clause 1.1 of the Contract for Sale

Buyer's Conveyancer:

Conveyancer's address:

Conveyancer's telephone number:

Conveyancer's e-mail address:

Deposit: £

Purchase Price: £

Clause 18.3 of the Contract for Sale (address for notices)

Buyer's Address:

Marked for the attention of:

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

Signed:

Date:

OR where the Tenderer is a company:

Signed:

(Director)

For and on behalf of

Date:

NOTES:

- 1** Offers in which any attempt is made to qualify the amount being offered will not be considered.
- 2** **This Form of Tender, duly completed, to be returned together with the Contract for Sale and the documents referred to in 2 b) and 3 of the Tender Procedure in an envelope which is marked Director of Finance and Commerce, Tenders, Central Mail Room, Lancashire County Council, PO Box 100, Preston PR1 0LD not later than 10.00 a.m. on Monday 16th November 2026.**

This section to be completed by the Council only

The Council hereby accepts your Tender

Signed

for and on behalf of the Council

Date