

## **Stone House Farm Dillywood Lane Bid Procedure -Subject to Contract**

1. Offers are invited on Lot 1 and Lot 2 -either individually and/or as a single and combined lot.
2. Please note that the lotting boundaries as shown within the marketing material are indicative only and may be subject to change.
3. Purchasers should not fix the level of their bid in relation to other bids received.
4. Purchasers are invited to consider the incorporation of an overage mechanism within their proposal to reflect an increase in the permitted square footage/anticipated revenue and unit numbers.
5. Purchasers must confirm the identity of the acquiring company or individual and that they have the necessary authority to bid.
6. Purchasers will be required to demonstrate that they have access to the necessary funds with which to complete the purchase.
7. Purchasers must clearly state what additional surveys or due diligence is required and the likely timescales to achieve this.
8. Purchasers are advised that the vendors are not under any obligation to accept the highest or indeed any offer on the site.
9. Purchasers in respect of Lot 2 or a combined lot are invited to make an offer for the additional blue land to the south of this lot.
10. Purchasers are to confirm the solicitors who would be acting on their behalf.
11. Purchasers are to confirm the anticipated timetable for the exchange and completion of the legal contract.
12. All parties must confirm that they have made all the information contained on the RPC Land + New Homes Website and all details contained on the Medway Planning Portal in respect of the Lots they have offered on.
13. Purchasers are to confirm their proposed use of lots, including any intended changes to the existing planning application.
14. Purchasers are to confirm any details of assumptions and conditions, including any abnormal costs.
- 15. The sale is to be informal tender and all bids must be submitted to the Vendors Agents (Peter Bowden at RPC) by email, letter or in person by 12 Noon, Wednesday 3<sup>rd</sup> May 2023.**

20/04/2023