



REA GRIMES
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Private & Confidential

By email only

Our Ref: S702

Date: 5th February 2018

SUBJECT TO CONTRACT/CONTRACT DENIED

Property: Circa 7 acres site at Sevitsland, Bettystown, Co. Meath. Folio no. MH10209F

Dear Sir / Madam,

We have been instructed by our client to invite interested parties to submit their “Best and Final Offer” for the above mentioned property.

Procedure :

You are invited to submit your “Best and Final offer” in writing by **12 noon, Thursday, 15th February.**

The offer should be submitted by email or in writing marked :

Circa 7 acres site at Sevitsland, Bettystown, Co. Meath. – Best and Final Offer

For the attention of Thomas King,

REA Grimes

34 Pembroke Street Lower

Dublin 2 D02 WY61

Or by email to Thomas@reagrimes.ie, please cc valerie@reagrimes.ie

All offers should include the following :

- **Proposed Purchaser-** Name and Address of the proposed purchaser.
- **Proposed Purchasers Solicitor** – Name, Address and Contact Details
- **Offer** – Confirmation of the purchase price offered in respect of the property, subject to contract. See ** below.

Offices also at: 21 Strand Street, Skerries, Co. Dublin.
Main Street, Ashbourne, Co. Meath.

Managing Director: **PAUL G. GRIMES** B.Sc., (Surv) MSCSI MRICS

Director: **ROBERT GRIMES** QFA

Consultant: **PAUL GRIMES** BA, FSCSI FRICS

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- **Funding** - Confirmation of how the purchase price will be funded. Your bid shall be accompanied by proof of funds to complete the acquisition of the subject property, and in the event that proof of funds takes the form of a letter of offer from a financial institution the letter must be from a reputable financial institution.
- **Approvals** – Details and timescales of any board or third party approvals that would be required to complete the transaction.
- **Timeframe** – Confirmation that the successful bidder will sign the contract and pay the contract deposit within two weeks of receipt of contracts. The contract deposit will be 10% of the purchase price. If your offer is accepted by our client, a refundable booking deposit of €25,000 will be required to be paid to this office by return.
- **Conditions** – Clearly state any other conditions relevant to the offer. No bid which is in reference to or conditional on a bid of any other party will be considered.

****Please note - Bids which state that the bid is €x higher than the highest bid will not be accepted.**

The Vendor reserves the right not to accept the highest or any offer made, these guidelines do not create a contract and are not to be considered as evidence of any legally binding agreement.

The submission or acceptance of a best offer is also not to be considered as evidence of a contract, and no contract will exist unless and until formal contracts in agreed format have been executed by all parties and full deposit paid and accepted.

Please note that we have no authority expressed or implied to bind our clients in this matter and this letter should not be construed as a note or memorandum for the purposes of Section 51(1) of the Land & Conveyancing Law Reform Act 2009.

Yours sincerely

Paul G. Grimes BSc. (Surv.), MRICS, MSCSI
Managing Director
REA Grimes