



REA GRIMES  
34 Pembroke Street Lower,  
Dublin2.

T: +353 1 554 2470  
F: +353 1 835 0333

E: paul@reagrimes.ie  
W: www.reagrimes.ie

**Private & Confidential**

**By email only**

Our Ref: C698

Date: 3<sup>rd</sup> May 2018

**SUBJECT TO CONTRACT/CONTRACT DENIED**

**Property: Poynton Place Portfolio, Ballivor, Co. Meath**

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, Wednesday 16<sup>th</sup> May.**

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

Poynton Place Portfolio, Ballivor, Co. Meath – Best and Final Offer  
For the attention of Paul Grimes / Thomas King,  
REA Grimes  
34 Pembroke Street Lower  
Dublin 2 D02 WY61  
Or by email to [paul@reagrimes.ie](mailto:paul@reagrimes.ie) / [thomas@reagrimes.ie](mailto:thomas@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.
- **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.

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

**ESTATE AGENTS • VALUATION SURVEYORS • LETTING & PORTFOLIO MANAGEMENT**



VAT: IE 0835534 U | Registered in Ireland No: 41529  
PSRA License No: 001417

- **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.
- **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**