

## **LLWYN CELYN LOT 1 - CLOSING DATE**

Due to the level of interest now recorded in the above property, Tustins has set a closing date for best offers on:

**FRIDAY 8TH DECEMBER 2023 AT 12 NOON**

Your best and final offer should be made in writing subject to contract, with your confirmation you have viewed the property and stating whether your offer is cash or subject to finance, and should be forwarded as an attachment by email to - [carolegothor@tustins.co.uk](mailto:carolegothor@tustins.co.uk) - clearly referenced with the woodland's name which ensures that offers remain unopened until 12 noon.

Whilst this closing date is for Lot 1 only offerors are also invited to offer for the Whole if they should so wish.

The brochure can be viewed at [www.tustins.co.uk](http://www.tustins.co.uk)

Offerors should check with Tustins prior to 12 noon on the closing date that their offer has been received.

Although it is the intention of the owners to sell the property, they are not bound to accept the highest nor, indeed, any offer.

Before any offer is formally accepted we will require proof of funds for the purchase as well as certified proof of the purchaser's identity and residential address. We may also require additional information to satisfy the Anti Money Laundering (AML) legislation and our AML Compliance procedures.

If you are unsure about the requirements please do not hesitate to make contact with Tustins before submitting your offer.

If you require clarification on any of the points above, please contact our office.

We look forward to hearing from you.

Yours sincerely  
TUSTINS GROUP LTD

**Directors: Mike Tustin MRICS MICFor John E Clegg FRICS**

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[www.tustins.co.uk](http://www.tustins.co.uk)

