

### **FFYNNON BADARN - CLOSING DATE**

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

**FRIDY 19 APRIL 2024 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.

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.

Following receipt of offers at the closing date, before any offer is formally accepted we will require proof of funds for the purchase and should yours be the successful bid we will require 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)

