

## Halls Green Adventure Centre- Bid Procedure Guidance -Subject to Contract

1. Offers are invited on Lot 1 and Lot 2 -either individually and/or as a single and combined lot although purchasers are advised that it is unlikely that Lot 2 will be sold in isolation to and before a sale on Lot 1.
2. Please note that the lotting boundaries as shown within the marketing material are indicative only and may be subject to change.
3. Purchasers **must** include offers that are wholly unconditional as to planning in respect of Lot 1 only or as a combined purchase of both Lots 1 and 2.
4. Purchasers may **in addition** submit offers that are subject to planning in respect of both lots as a single purchase and/or in respect of lot 2 only.
5. In respect of their offers, Purchasers are requested to submit two proposals- one assuming the payment of the CIL, the other if it can be mitigated in full.
6. Purchasers must clearly state as to the conditions attaching to the offers.
7. Purchasers should not fix the level of their bid in relation to other bids received.
8. 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.
9. Given the charitable status of the vendor, there will be a claw back provision requiring a payment to the vendor and being a percentage (to be agreed ) of the net profit in the event that all or part of the property is sold on prior to the completion of the scheme. For the sake of clarity this is to exclude sales of the individual completed units for owner occupation and plot 1 (the listed farmhouse).
10. Purchasers must confirm the identity of the acquiring company or individual and that they have the necessary authority to bid.
11. Purchasers will be required to demonstrate that they have access to the necessary funds with which to complete the purchase.
12. Purchasers must clearly state what additional surveys or due diligence is required and the likely timescales to achieve this.
13. Purchasers are advised that the vendors are not under any obligation to accept the highest or indeed any offer on the site.

14. The sale is to be informal tender and all bids **must** be submitted to the Joint Agents (Hugo Stuttford of Trilogy or Peter Bowden at RPC) by email, letter or in person by **12 Noon, Tuesday 17<sup>th</sup> March 2020**.
15. Purchasers are to confirm the solicitors who would be acting on their behalf.
16. Purchasers are to confirm the anticipated timetable for the exchange and completion of the legal contract.
17. Where an offer is conditional upon planning, Purchasers are required to include details of their proposed scheme or amendments to the existing permitted scheme.

19/02/2020