

Ham Farm & Newhouse Farm, Gillingham

BID PROPOSAL - SUBJECT TO CONTRACT

Please use "Gillingham" in the subject line

This bid form is to be received by email no later than **Noon on Friday 21st January 2022.**

Please submit to both Steve Morris & Alice Williams of Carter Jonas, St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ.

steve.morris@carterjonas.co.uk & alice.williams@carterjonas.co.uk

Included in the submission should be the following information:

1. This Proposal form fully completed.
2. Any additional supporting information.
3. Please provide a layout.

Prior to submission of financial proposals, interested parties are required to review all information available on the Data Room website <https://www.hamfarmgillingham.com>.

Please bear in mind this database was set up for the sale of Phase 1A however much of the information is pertinent to a bid for the entire site.

- The vendors reserve the right not to accept the highest or any offer.
- Offers should be for a fixed sum and not calculable by any other bid.
- Offers are to be unconditional only.
- Acceptance of the letters of Reliance
- Exchange within 28 days of receipt of contracts.
- Completion within 28 days of exchange.
- Each party to be responsible for their own costs.
- VAT will be chargeable – please confirm.

Company Name: _____

Address: _____

Post Code: _____

Tel No: _____

Contact Name: _____

Contact E-mail: _____

Position Held: _____

UNCONDITIONAL OFFER SUM £ _____

NB VAT will be chargeable

% DEPOSIT UPON EXCHANGE: _____

Confirm exchange within 28 days receipt of papers: _____

Confirm completion within 28 days of exchange: _____

NUMBER OF UNITS Private _____ Affordable _____

TOTAL COVERAGE _____ Sq Ft

PRIVATE COVERAGE & PSF _____ Sq ft _____ £/Sq ft

AFFORDABLE COVERAGE & £PSF _____ Sq ft _____ £/Sq ft

PROVIDER & THEIR BID _____

Allowances for abnormal development costs:	Analysis of the offer will be helped by Carter Jonas and the vendors understanding of the abnormal costs allowed for in preparation of the bid. Please consider the following list for guidance, and highlight any additional allowance below:	
	Surface Water Drainage	£
	Attenuation	£
	Utilities Connection costs	£
	- Water	£
	- Gas	£
	- Electricity	£
	- Foul	£
	- BT	£
	Offsite utilities	£
	Extra over foundation costs & reason	£
	Retaining walls / Raising levels	£
	Sports facilities	£

HAM FARM & NEWHOUSE FARM, GILLINGHAM – SALE OF WHOLE

	Connection to Woodpecker Meadows	£
	Completion of Principal Street	£
	What have you allowed for the Design Code	£
EV Charging points	£ Number?	
Letters of Reliance	Please confirm you are happy with the LOR's Yes / No	
Section 106 – please detail your sums with breakdown	Community Hall Contribution	£
	Library Contribution	£
	Health Facilities Contribution	£
	Household Recycling Facilities	£
	Principle Street Commuted Sum	£
	Principle Street Contribution	£
	Principle Street Footway Contribution	£

	Allotments	£
	LAP	£
	LEAP	£
	NEAP	£
	Pavilion	£
	Planting Mitigation	£
	Bus Service Contribution	£
	Bus Stop Contribution	£
	Community Transport Contribution	£
	Enmore Green Link Road	£
	Gillingham Rail Station Improvements Contribution	£
	Off-site Pedestrian and Cycle Improvements	£
	Rail Station Cycle Parking Contribution	£
	Sustainable Transports Improvements Contribution	£
	Sustainable Travel Voucher	£

	Town-wide Personalised Travel Planning Contribution	£
	Primary Education Contribution	£
	Primary School Extension Land	£
	Secondary Education Contribution	£
ANY OTHER ABNORMAL COSTS	1. 2. 3. 4.	
If deferred payment terms are proposed: Set out terms offered :	<hr/> <hr/> <hr/>	
Due Diligence proposed prior to exchange of contracts	<ul style="list-style-type: none"> • Please provide a program of any reports/investigations considered necessary to support your purchase. • Detail any specific concerns that may exist in detail at this stage. <hr/> <hr/> <hr/>	
Conditionality:	Offers are invited on an unconditional basis for the site. If the offer is 'conditional' please set out the conditions to be satisfied below: <hr/> <hr/> <hr/>	

Authorisation Process required for purchase	Please state the process, including the names of the Main Board where sign off is required, with timescales. <hr/> <hr/> <hr/>
Financials How are you funding this acquisition?	
Purchasers solicitors	Company Name: _____ Address: _____ _____ _____ Post Code: _____ Tel No: _____ Contact Name: _____ Contact E-mail Address: _____ Mobile No: _____

Signed _____

For and on behalf of _____

Print: _____

Date _____