**OFFER PRO FORMA**

### LAND OFF MAIN ROAD, CANNINGTON, BRIDGWATER, SOMERSET

The opportunity is offered for sale freehold with vacant possession by private treaty.

**Please note that the informal tender deadline for offers has now been set for 12 noon on Thursday 28 November 2019.**

* Offers should be made in writing (with all fields of this offer form completed in full) and submitted via email to Sophie Heritage, James Cordery and Nicholas White of Carter Jonas LLP ([sophie.heritage@carterjonas.co.uk](mailto:sophie.heritage@carterjonas.co.uk) / [james.cordery@carterjonas.co.uk](mailto:james.cordery@carterjonas.co.uk) / nicholas.white@carterjonas.co.uk).
* Please mark your bid clearly as “**Land North of Grange Farm, Cannington**”.
* Please ring the office 01865 819 633 or email sophie.heritage@carterjonas.co.uk to confirm we have received your Offer.
* The Vendor’s preference is for offers made on an unconditional basis only. Where bidders chose to make a conditional offer full details of the subject condition(s) should be made and an expected time frame for the condition to be satisfied.
* Please **complete all sections** of this form below and return with supporting information. **If points or sections are not applicable please state this.**

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| **1.** | **Purchaser Details (Complete in Full)** | Company Name & Registration Number/Individual(s) Name(s)  ………………………………………………………………………………………  Please confirm whether your contact details have changed (Yes/No) …………………  If no please provide new details:-  Address……………………………………………………………………………  ………………………………………………………………………………………  ………………………………………………………………………………………  Telephone………….………………..……..Fax…………………………………  Mobile………………………………………Email………………………………… |

**2. Please specify your offer following the format below**

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| **OPTION 2A – UNCONDITIONAL OFFER** | **Having inspected the subject property, obtained and carefully considered the contents of the information pack, I/We unconditionally offer to purchase the freehold of the subject premises for £ figures (amount in print) subject to contract only. I /we confirm that this bid has taken into account all allowances for abnormal costs and any other development costs to include all deductions for S106, to include but not be limited to affordable housing, and CIL. I/we also confirm that the use will be residential and that I/we agree that an inclusion of a restriction/overage in the contract/transfer for any use other than residential is acceptable.**  **£**  **………………………………………………………………………………………**  **………………………………………………………………………………………**  **………………………………………………………………………………………** |

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| **OPTION 2B –**  **CONDITIONAL OFFERS** | | **ASSUMPTIONS**  **Having inspected the subject property, obtained and carefully considered the contents of the information pack, I/We have taken account of and allowed to cover the following when making our Offer:**  **Development Coverage: Open market …………sqft/Affordable………….sqft**  **Abnormal Costs**  **All Abnormal Costs (**these include but are not limited to on-site tree works, abnormal foundations, service diversions, drainage systems, SUDS, pumped drainage) Please List all that apply and allowances made.  **Please note that no further cost deductions or allowances will be acceptable as part of the transfer/contract for Abnormal Costs.**  **Affordable Housing.**  Please note that the Council’s requirement for affordable housing at the time of inviting this bid. I/we confirm that I/we have accounted for this requirement in making this bid:  Please advise if you have secured an offer from a Housing Association for the affordable element.  Name of HA:  …………………………………………………………………………………………  Value of Offer £………………………………………………  **CIL**  Please provide your calculations based on £ /sqm measured as Gross Internal Area of development . £…………………….  Please make sure you are familiar with the requirements of the Council policies in this regard.  **I/we also confirm that the use will be residential and that I/we agree that an inclusion of a restriction/overage in the contract/transfer for any use other than residential is acceptable.**  **I/We conditionally offer, subject to**    **to purchase the freehold of the subject premises for:**  **£................................... figures............................................... (amount in print)** |
|  | **BOARD APPROVAL** | **Please state whether the offer has full board approval. If not advise the protocol to be followed and time frame.** |

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| **4.** | **SIGNED** | Signature……………………………………………………………..…………………  Name……………………………………………………………………………………  Position……………………………………………….........................................  Date………………….………………...........................................................  On Behalf of……………………………………………….….................................  Email…………………………………….............................................................. |

**Other Conditions/Comments**

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| * All offers must be for a specified sum in pounds sterling. No escalating offers or offers by reference to other offers will be considered. |
| * The Landowners do not undertake to accept the highest, nor any offer and also reserve the right to require selected bidders to submit further offers by a date to be specified, if deemed appropriate by the landowners . * Please note the additional conditions of sale set out in the Information Pack |
| * The Landowners’ Selling Agent will notify the successful bidder of the acceptance of their offer subject to contract and any other conditions, in writing to the address/email address stated on the offer form. |
| * All offers are made on the basis that contracts will be exchanged within 28 days of receipt of full legal documentation. |
| * A non-refundable deposit of 10% (ten percent) of the purchase price will be payable on exchange of contracts. |
| * All bidders are assumed to have inspected the property and satisfied themselves as to its condition, suitability for their own proposed use/development (unless otherwise stated) and have carefully considered the contents of the Information Pack at the website: [**www.mainroad-cannington.com**](http://www.mainroad-cannington.com) |

**Carter Jonas LLP**  
01865 819 633

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