

**FORMER FUEL DEPOT
BIDDING GUIDANCE**

Thank you for your expression of interest in the above opportunity.

To allow us to accurately appraise all offers on a like for like basis, we are pleased to confirm that the following information is required as a part of offers received:

1. Details of your proposals for the site, including a proposed site layout plan and accompanying schedule of accommodation;
2. The Vendor's preference is for unconditional offers, however should your offer be conditional any bid conditionality should be set out clearly together with the price and your anticipated timescales for satisfying such conditions;
3. Confirmation of any outstanding required due diligence items, and your anticipated timescales for undertaking such due diligence items;
4. Details of any abnormal costs allowed for;
5. Confirmation whether there are any anticipated abnormal costs not currently included within your offer, that would be deducted following further investigations;
6. Identity of the bidder and confirmation of authority to offer, and any board or other approvals required to complete a purchase.
7. Evidence of track record of delivery;
8. Details of the solicitors who will be acting in the purchase if the offer is acceptable;
9. Confirmation that prospective purchasers have read all the contents of the data room provided at www.poundlane-newbury.com
10. Confirmation of funding;
11. Confirmation of any proposed overage or uplift provision contained within your offer in the event of an enhanced planning permission being achieved over and above your initial proposals, and/or Gross Development Value exceeding initial expectations;
12. Confirmation of proposed timetable for exchange and completion.

Offers should be made in writing and submitted via email to James Cordery MRICS of Carter Jonas LLP (james.cordery@carterjonas.co.uk). Please mark your bid clearly as **FORMER FUEL DEPOT** Tender.

Following receipt of initial offers, a shortlist of parties may be selected to proceed to a further round of bidding.

Please note that the Vendor is not required to accept the highest or indeed any offer. Any offer is made at your own risk.

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