



SUBJECT TO PLANNING PROPOSAL INFORMAL TENDER FORM

SALE OF DEVELOPMENT SITE CONDITIONAL UPON PLANNING CONSENT AND STRICTLY SUBJECT TO CONTRACT

**Land at Station Street, Cinderford, Gloucestershire, GL14 2LF
Residential Development Opportunity – Allocated Brownfield Site**

Instructions to Bidders

Please complete all sections in full, providing supporting information where appropriate.

All offers should be made **subject to contract**.

Developers are required to rely upon their own due diligence in respect of demolition, ground conditions, contamination, and remediation.

1. Developer / Promoter Details

Company Name: _____

Registered Address: _____

Contact Name: _____

Position: _____

Telephone: _____

Email: _____

Proposed Solicitors Details:

Firm Name and Address:

Solicitor Name: _____

Position: _____

Telephone: _____

Email: _____

2. Agreement Proposal

Please indicate the type of agreement proposed (tick or highlight one):

- ☐ Option Agreement
- ☐ Promotion Agreement
- ☐ Conditional Contract

Proposed Agreement Term (years): _____

Proposed Long Stop Date (for securing planning consent and/or completion):

3. Financial Offer

a. Basis of Offer:

- ☐ Market Value basis
- ☐ Fixed Price

b. Proposed Market Value / Land Value:

£ _____

c. Absolute Minimum Land Value (net of all S106 and abnormal costs):

£ _____

d. Proposed Landowner Premium (if applicable):

£ _____

e. Payment Terms (i.e full payment on completion):

f. Anticipated Section 106 Deductions

Please provide a summary and itemised breakdown of all Section 106 obligations and financial contributions assumed within your offer:

Item Description	Estimated Cost (£)
1	
2	
3	

g. Abnormal Costs / Site Preparation Allowances

Please list any abnormal or remediation costs assumed within your appraisal and reflected in your offer:

Item Description	Estimated Cost (£)
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1	
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2	
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3	
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4. Planning Strategy

Please provide a brief summary (attach additional sheet if required):

- Proposed planning approach and professional team
 - Anticipated submission timescale
 - Anticipated determination period
 - Estimated number of dwellings / indicative layout concept
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-
-
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5. Technical & Due Diligence Assumptions

Developers are required to rely upon their own investigations. Please confirm:

a. Demolition and Remediation:

- ☐ Assumed included in offer
☐ Subject to survey / site investigation

b. Abnormal Cost Allowances:

Briefly summarise any key assumptions not listed above:

6. Professional Fee Contributions

I/we confirm agreement to contribute:

- **£10,000 plus VAT towards the Vendor's legal fees,** and
- **£10,000 plus VAT towards the Vendor's agent fees,**
secured by way of a **legal undertaking** for the relevant amounts.

☐ Confirmed

7. Additional Information

Please provide any other supporting comments or details relevant to your offer:

8. Declaration

I/We confirm my/our offer on the basis as per the sale terms as marketed. I/we confirm the necessary funds to be able to be fully proceedable to complete a purchase are in place, should my/our Tender be successful. Proof of funds will be required to be provided along with AML compliance documentation prior to the acceptance of any offer made.

Signed: _____

Name: _____

Position: _____

For and on behalf of: _____

Date: _____

Submission Instructions

Completed proposal forms should be sealed and marked submitted to:

Powells
Singleton Court Business Park
Wonastow Road
Monmouth
NP25 5JA

FAO: Stuart Leaver MRICS FAAV
Email: enquiries@powellsrural.co.uk

Please note the vendor reserves the right to not accept the highest, or any offer/tender submitted