

RECORD OF EXECUTIVE DECISION TAKEN BY AN EXECUTIVE MEMBER

This form **MUST** be used to record any decision taken by the Elected Mayor or an individual Executive Member (Portfolio Holder).

The form must be completed and passed to the Head of Members' Services no later than NOON on the second working day after the day on which the decision is taken. No action may be taken to implement the decision(s) recorded on this form until 7 days have passed and the Head of Members' Services has confirmed the decision has not been called in.

1. Description of decision

To approve the disposal of up to 8 vacant sites suitable for self – build plots.

2. Date of decision

04 September 2017.

3. Reasons for decision

- Promotion of self-build opportunities within Bedford Borough;
- Generation of capital receipts;
- Potentially increases the housing stock within Bedford Borough with the associated increases in council tax revenue.

4. Alternatives considered and rejected

Not pursuing these potential sales removes the opportunity to secure the above benefits and the Council retains the cost of maintaining (principally mowing) the plots.

5. How decision is to be funded

Expenses will be fully funded from existing budgets.

6. Conflicts of interest

Name of all Executive members who were consulted AND declared a conflict of interest.	Nature of interest	Did Standards Committee give a dispensation for that conflict of interest? (If yes, give details and date of dispensation)	Did the Chief Executive give a dispensation for that conflict of interest? (If yes, give details and the date of the dispensation).
None			

The Mayor has been consulted on this decision

[Empty box]

Signed *Dave Hodgson* Date *4/9/2017* Name of Decision Taker *MAYOR DAVE HODGSON*

This is a public document. A copy of it must be given to the Head of Members' Services as soon as it is completed.

Date decision published: *5th September 2017*

Date decision can be implemented if not called in: *14th September 2017*

(Decision to be made exempt from call in.....**YES** or NO.....)

Bedford Borough Council – Report to the Mayor

August 2017

Report by Head of Property Services

Subject: SALE OF 8 SURPLUS SITES WITH POTENTIAL FOR SINGLE OR DOUBLE DWELLINGS SUITABLE FOR SELF BUILD PLOTS

1. Executive Summary

This report seeks the Mayor's approval to the sale of eight surplus sites, suitable for self –build plots. The plots are:

- Land adjacent to 1 Hampton Close Wilstead MK45 3DA, approx. 364 sq m (0.09 acres);
- Land adjacent to 3 Newbury Close Kempston MK42 8QF, approx. 324 sq m (0.08 acres);
- Land between 5-13 Western Street Bedford MK40 1QT, approx. 324 sq m (0.08 acres);
- Land adjacent to 12 Lincoln Road Kempston MK42 7HB, approx. 364 sq m (0.09 acres);
- Land adjacent to 14 Lincoln Road Kempston MK42 7HB, approx. 202 sq m (0.05 acres);
- Land between 23-25 Battison Street Bedford MK40 1QU, approx. 283 sq m (0.07 acres);
- Land adjacent to 22 Carlisle Road Bedford MK40 4HU, approx. 405 sq m (0.1 acres);
- Land adjacent to 65 Springfield Road Bromham MK43 8NX, approx. 405 sq m (0.1 acres).

The sites have been offered for sale, initially solely to applicants on the Council's 'Self Build' register, and subsequently on the open market. An informal tender process followed, which has resulted in the selection of preferred purchasers for each site.

Brochures describing each site are attached as Appendix A. Confidential details of the recommended bids are contained within Appendix B

2. Recommendations

The Mayor is invited to:

- (i) Approve in principle the freehold disposal of these assets and authorise the Head of Property Services to negotiate detailed terms for the sale of each plot listed above, with a view to maximising the net capital receipt to The Council.**
- (ii) Authorise the Head of Property Services to proceed with a sale to each preferred bidder, or to the second preferred bidder in each case, if the proposed sale to the preferred purchaser does not proceed, or can only proceed at a significantly reduced figure.**
- (iii) Authorise the Head of Property Services to agree terms for re-marketing individual sites, in consultation with The Mayor, in the event that neither the Highest Offeree or the Under-Bidder are prepared to complete individual site acquisitions on acceptable terms.**

3. Reason for Recommendations

Each plot is vacant and has been declared surplus to requirements by all operating departments. The Environment Department currently maintains each plot (principally mowing), the cost of which will be eliminated upon sale.

Pre-application planning advice has been received, indicating that there is no significant Planning objection to the erection of up to two houses (or four flats) on each plot.

The method of disposal promotes self- build opportunities in Bedford Borough, generates capital receipts, and increases the housing stock and associated Council Tax revenue.

4. **Key Implications**

4.1 **Legal Issues**

The Council has a statutory duty under Section 123 of the 1972 Local Government Act to obtain best consideration from property disposals. The plots have therefore been offered for sale on the open market and an informal tender process followed, to ensure best value in terms of capital receipts secured.

As these are potential sales of open space, relevant notices, required under Section 123, have been placed in local newspapers. Comments were received in response to the notices and were considered before recommending that the disposal of these plots should proceed. Another plot, at Little Staughton, was withdrawn from sale after considering responses from local residents, after liaising with The Local Councillor and The Local Parish, and after due diligence revealed previously unknown restrictions on development.

The Council also has an obligation under The Self-build & Custom Housebuilding Act 2015 to promote 'Self-Build' opportunities within The Borough. As a result, the plots were advertised exclusively to applicants on the Borough's Register of Self Builders for two months, before open marketing for one month prior to receipt of tender bids.

4.2 **Policy Issues**

The Council's approved Corporate Asset Plan 2012 - 2016 (and the proposed Corporate Asset Plan 2017 – 2022) requires that, in line with Government guidance, all assets not required to meet the Council's service priorities or statutory needs will be disposed of for best consideration. This policy directly assists the Council's Capital Investment Strategy by providing capital receipts to meet direct funding needs for approved capital investment schemes. The Corporate Asset Plan specifically requires that surplus land assets are included in a planned disposal programme to directly fund the Council's Capital Investment Programme.

4.3 **Resource Implications**

Four of the preferred offers, have been made on a conditional basis, ie subject to appropriate planning being granted. Should planning or other conditions prevent the bidders completing their schemes as proposed, the predicted purchase price

may alter. The bidders will be placed under an obligation to use best endeavours to obtain all consents and to complete within a reasonable time-period.

Four of the preferred offers, have been made on an unconditional basis. No sale should be assumed to be guaranteed until signed contracts have been exchanged. It is possible that such purchasers will delay exchange until they are satisfied about risks, including planning. The bidders will nevertheless be placed under an obligation to complete within a reasonable time-period.

The Council engaged external land sales consultants, appointed through a tender process, to advise and to manage the marketing process. The fees and other marketing costs will be met from within the existing Revenue Budget allocated for property disposals, and are expected to be up to a maximum of £6,500 .

In-house Legal resources will be used to complete and exchange contracts.

4.4 Risk Implications

- If the proposal is not approved the Council will not secure the capital receipts, and will need to continue maintaining the plots. This will limit resources available to fund the Capital Programme.
- Individual bidders may not complete on each transaction due to failure to procure planning consents where conditional bids have been made There are a number of other bidders for each site who would be expected to proceed with a purchase at a reduced price.
- Should planning conditions differ significantly from the scenario assumed in each conditional offer, the offer price may reduce to below the level proposed by the second best bidder in each case. In such circumstances, negotiations will be sought with the under-bidder. Planning risks have been partly mitigated by obtaining pre-application advice.
- Individual bidders may withdraw or seek to re-negotiate after due diligence. Pre-Contract enquiries have identified a number of potential issues with non-documented rights of ways and other easements. Should individual bidders withdraw, or should their offer reduce below the under-bidder's offer in each case, negotiations will be sought with the under-bidder.

4.5 Environmental Implications

Development of each site will necessarily result in a loss of amenity and open space for nearby residents. None of the sites is however designated as urban open space in the 2014 Planning Proposals Map and Planning Officers have provided favourable pre-application residential development advice on each site.

4.6 Equality Impact

A relevance test for equality has been completed. The equality test determined that the activity has no relevance to Bedford Borough Council's statutory equality duty to eliminate unlawful discrimination, advance equality of opportunity and foster good relations. An equality analysis is not needed.

5. Details

5.1 Copies of all sales brochures are attached in Appendix A. Each contains reference to pre-application Planning advice and details the tender process.

5.2 All tenders were opened on 22 May 2017. Details of all offers received are shown in Appendix B. The recommended bids are the highest offers received for each site.

5.3 It is recommended to instruct The Borough Council Legal Team to prepare contracts for exchange, and to subsequently complete the sale of each plot as soon as possible. As detailed above, these offers are recommended for acceptance as they are deemed to represent the best consideration and as such satisfy the requirements of S123 of The Local Government Act 1972.

**Land adjacent to
1 Hampton Close
Wilstead
Bedford MK45 3DA**



**For sale by informal tender
Plot of Land Measuring c0.09 Acres
with development potential (STPP)**

Summary

- A plot comprising vacant land with development potential (STPP) located in the centre of the village of Wilstead.
- The extent of the land for sale amounts to c0.087 acres, 351 sq m as shown edged red on the enclosed Ordnance Survey Plan.
- Ideal for a developer or particularly a 'self builder'

Location

- Wilstead is c5 miles to the south of Bedford which is conveniently situated for access to the A421 dual carriageway linking the A1 and M1 motorways. Bedford is 14 miles to the east of Milton Keynes and 25 miles to the west of Cambridge. Bedford main line railway station has fast, frequent trains to London St Pancras International.

Planning

- The plot does not currently have any planning consent but it is believed it may have potential for some form of residential development (STPP).
- The pre app planning advice is not specific with regard to the type of development that may be suitable for the plot although there is no objection in principle to residential development. Any proposal needs to be sympathetic to the adjacent single storey development. Subject to sympathetic design we believe that STPP it should be possible to achieve a detached house or pair of semi detached houses but prospective purchasers should get professional architectural advice on this point.
- A copy of the Councils Pre Application Response is available on request.
- If the plot is consented, a CIL payment to the local council would be required (payable by the purchaser) unless it was for 'self build' development.



Ordnance Survey Plan (not to scale)



Viewings

- At any time during daylight hours.

Services

- It is believed that mains drainage and all utility services are available to the site but prospective purchasers must satisfy themselves with respect to availability and cost of connections.

Tenure

- The land is available freehold.

Contact

Compass Land and Development on 01234 351577
E: mf@compasspropertygroup.co.uk
14-16 Bromham Road, Bedford, MK40 2QA
W: www.compasspropertygroup.co.uk

Compass Land & Development for themselves, and for the vendors of the land, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Land and Development has any authority to make or give any representation or warranty what so ever to the land. These details are presented subject to Contract and without prejudice. February 2017.

Terms

- Sale by Informal Tender. Unconditional offers are invited subject to contract only.
- **Informal Tenders are to be submitted on the enclosed Informal Tender form** in a sealed envelope clearly marked “Informal Tender for 1 Hampton Close, Wilstead” by 5pm on Friday 19th May 2017. All Informal Tenders will be opened by Bedford Borough Council.
- **Conditions of sale:**
 - (1) We would recommend the purchaser is to exchange contracts within 20 working days from when their solicitors receive draft contract documentation.
 - (2) The purchaser is to pay a 10% deposit on exchange of contracts. If the contract is conditional then this is to be refundable if planning permission is not forthcoming following determination (i.e. by local planning dept or subsequent appeal).
 - (3) If conditional, the purchaser is to submit a suitable planning application within four weeks from exchange of contracts.
 - (4) Legal completion is to take place within 20 working days from exchange of contracts (if unconditional) or from receipt of planning permission if conditional.

INFORMAL TENDER PROCEDURE

The information required is:

1. Your full name/s address contact telephone number and email.
2. Your **best** offer in writing.
3. Position to proceed with purchase.
4. The name and address of your solicitor together with the name of the person there who will attend to this matter and their contact details.
5. Confirmation that you will be able to exchange contracts as detailed in the 'Conditions of Sale' following the receipt of title documents from the vendor's solicitors (please take your own solicitors advice in this regard).
6. Your offer is to be submitted subject to contract only and any other conditions on which it is made are to be specified, i.e. the sale of your property, planning permission and the like.
7. Any offers sent by facsimile or email will not be considered and may invalidate any offer received in the sealed envelope due to potential breach of confidentiality.
8. Our client is unlikely to re-negotiate the price once a figure has been agreed and solicitors are instructed.
9. The vendor reserves the right not to accept the highest or any offer made.
10. The vendor reserves the right to withdraw the property from the 'Informal Tender' up to the closing date.

Any omission of the information requested may affect your offer. All offers must be received by or before the date and time stipulated to be considered.

Please note that we will not be at liberty to discuss the amount or number of other offers received as this is confidential information between the clients and ourselves.

INFORMAL TENDER FORM

Land adjacent to 1 Hampton Close, Wilstead, Bedford, MK45 3DA

I/We
(full name of intending purchaser)

Of
(address for correspondence)

Telephone number: Email:

Hereby offer, subject to contract, the sum of £
(words)

This offer is *conditional/unconditional. (*delete as necessary) If conditional, confirm what it is subject to
.....

If conditional, please state the basic details of the development proposed.....
.....

This offer is *dependant / non dependant on the sale of a property (*delete as necessary)

My/Our solicitors are:
.....

For the attention of:

FINANCIAL ARRANGEMENTS:

Mortgage / bank funding required?
.....

Details of bank / funder:
.....

I/WE HAVE READ AND UNDERSTAND THE CONDITIONS OF SALE DETAILED IN THE SALES BROCHURE AND TERMS OF THE OFFER ON THE ATTACHED.

Signed:..... Date:

Full name of signatory:

On behalf of:

THIS FORM SHOULD BE COMPLETED IN FULL AND RETURNED TO COMPASS LAND AND DEVELOPMENT BY 5pm on Friday 19th May 2017. PLEASE ENSURE YOUR ENVELOPE IS CLEARLY MARKED THAT THE TENDER IS FOR: Land adjacent to 1 Hampton Close, Wilstead, Bedford, MK45 3DA

**Land adjacent to
3 Newbury Close
Kempston
Bedford MK42 8QF**



**For sale by informal tender
Plot of Land measuring c0.08 acres
with development potential (STPP)**



Summary

- A plot comprising vacant land with development potential (STPP) located in the Hillgrounds area of Kempston.
- The extent of the land for sale amounts to c0.078 acres, 315 sq m as shown edged red on the enclosed Ordnance Survey Plan.
- Ideal for a developer or particularly a 'self builder'

Location

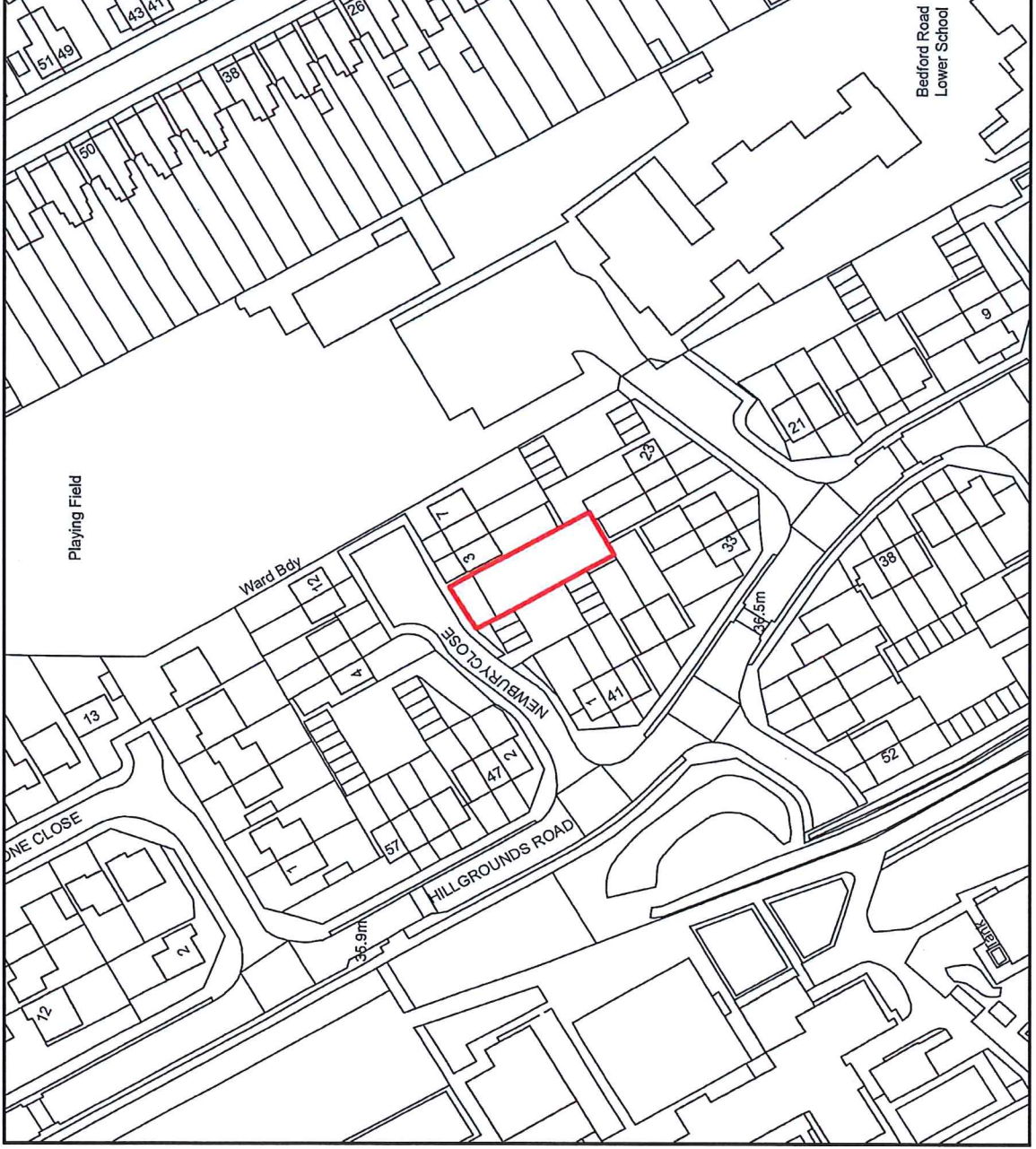
- The plot is very close to local shops in Kempston and is c2.5 miles from Bedford town centre. It is conveniently situated for access to the A421 dual carriageway linking the A1 and M1 motorways. Bedford is 14 miles to the east of Milton Keynes and 25 miles to the west of Cambridge. Bedford main line railway station has fast, frequent trains to London St Pancras International.

Planning

- The plot does not currently have any planning consent but it is believed it may have potential for some form of residential development (STPP).
- The pre application planning advice suggests that the plot is suitable for a pair of semi detached dwellings. We believe that STPP a detached house or pair of semi detached houses could be achievable but prospective purchasers should get professional architectural advice on this point.
- A copy of the Councils Pre Application Response is available on request.
- If the plot is consented, a CIL payment to the local council would be required (payable by the purchaser) unless it was for 'self build' development.



Ordnance Survey Plan (not to scale)



Viewings

- At any time during daylight hours.

Services

- It is believed that mains drainage and all utility services are available to the site but prospective purchasers must satisfy themselves with respect to availability and cost of connections.

Tenure

- The land is available freehold.

Terms

- Sale by Informal Tender. Conditional or Unconditional offers are invited.
- Informal Tenders are to be submitted on the enclosed Informal Tender form in a sealed envelope clearly marked "Informal Tender for Land adjacent to 3 Newbury Close, Kempston" by 5pm on Friday 19th May 2017. All Informal Tenders will be opened by Bedford Borough Council.

➤ Conditions of sale:

- (1) The purchaser is to exchange contracts within 20 working days from when their solicitors receive draft contract documentation.
- (2) The purchaser is to pay a 10% deposit on exchange of contracts. If the contract is conditional then this is to be refundable if planning permission is not forthcoming following determination (i.e. by local planning dept or subsequent appeal).
- (3) If conditional, the purchaser is to submit a suitable planning application within four weeks from exchange of contracts.
- (4) Legal completion is to take place within 20 working days from exchange of contracts if unconditional or from receipt of planning permission if conditional.

Contact

Compass Land and Development on 01234 351577
E: mf@compasspropertygroup.co.uk
14-16 Bromham Road, Bedford, MK40 2QA
W: www.compasspropertygroup.co.uk

Compass Land & Development for themselves, and for the vendors of the land, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Land and Development has any authority to make or give any representation or warranty what so ever to the land. These details are presented subject to Contract and without prejudice. February 2017.

INFORMAL TENDER PROCEDURE

The information required is:

1. Your full name/s address contact telephone number and email.
2. Your **best** offer in writing.
3. Position to proceed with purchase.
4. The name and address of your solicitor together with the name of the person there who will attend to this matter and their contact details.
5. Confirmation that you will be able to exchange contracts as detailed in the 'Conditions of Sale' following the receipt of title documents from the vendor's solicitors (please take your own solicitors advice in this regard).
6. Your offer is to be submitted subject to contract only and any other conditions on which it is made are to be specified, i.e. the sale of your property, planning permission and the like.
7. Any offers sent by facsimile or email will not be considered and may invalidate any offer received in the sealed envelope due to potential breach of confidentiality.
8. Our client is unlikely to re-negotiate the price once a figure has been agreed and solicitors are instructed.
9. The vendor reserves the right not to accept the highest or any offer made.
10. The vendor reserves the right to withdraw the property from the 'Informal Tender' up to the closing date.

Any omission of the information requested may affect your offer. All offers must be received by or before the date and time stipulated to be considered.

Please note that we will not be at liberty to discuss the amount or number of other offers received as this is confidential information between the clients and ourselves.

INFORMAL TENDER FORM

Land adjacent to 3 Newbury Close, Kempston, Bedford, MK42 8QF

I/We
(full name of intending purchaser)

Of
(address for correspondence)

Telephone number: Email:

Hereby offer, subject to contract, the sum of £
(words)

This offer is *conditional/unconditional. (*delete as necessary) If conditional, confirm what it is subject to
.....

If conditional, please state the basic details of the development proposed.....
.....

This offer is *dependant / non dependant on the sale of a property (*delete as necessary)

My/Our solicitors are:
.....

For the attention of:

FINANCIAL ARRANGEMENTS:

Mortgage / bank funding required?
.....

Details of bank / funder:
.....

I/WE HAVE READ AND UNDERSTAND THE CONDITIONS OF SALE DETAILED IN THE SALES BROCHURE AND TERMS OF THE OFFER ON THE ATTACHED.

Signed: Date:

Full name of signatory:

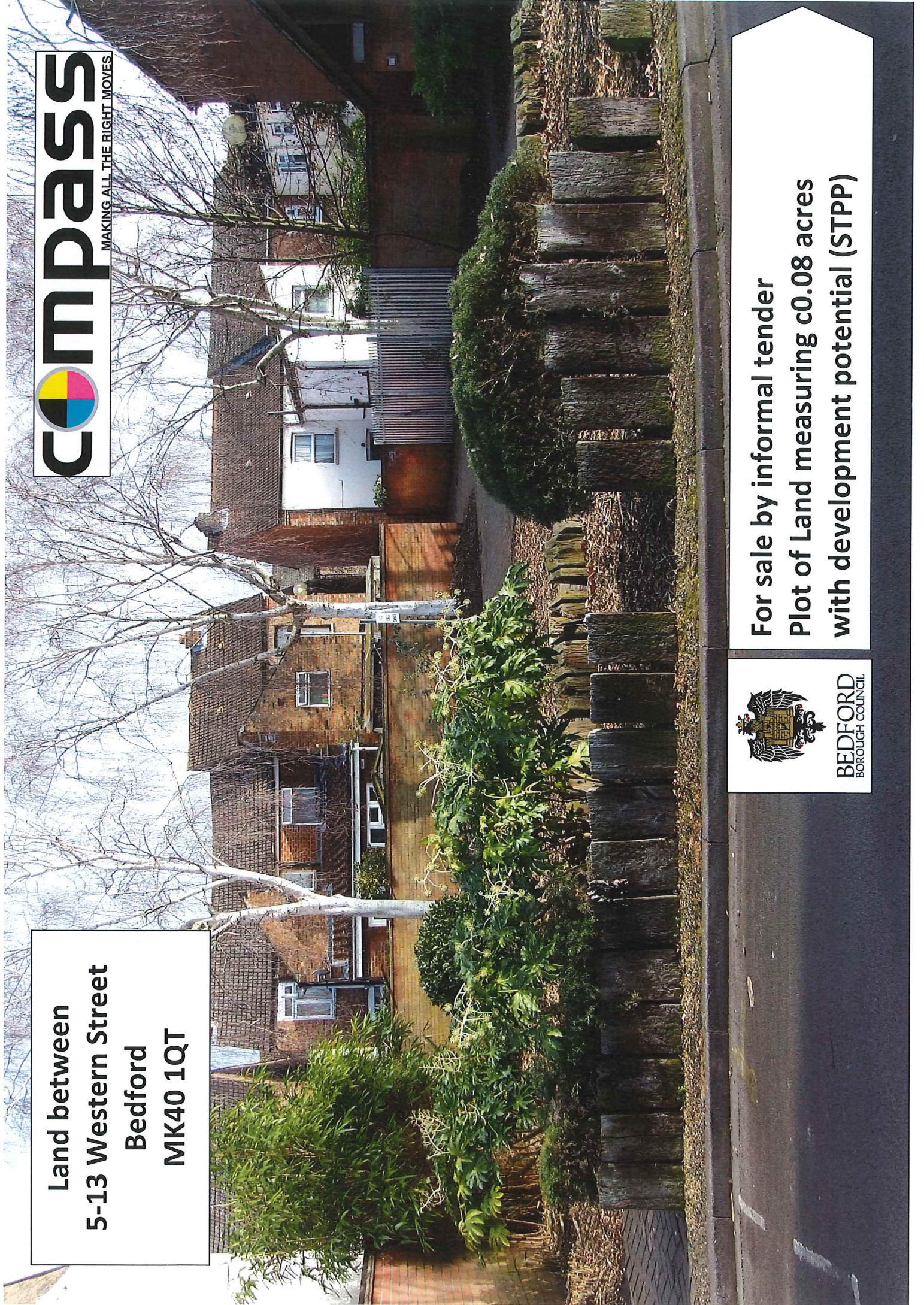
On behalf of:

THIS FORM SHOULD BE COMPLETED IN FULL AND RETURNED TO COMPASS LAND AND DEVELOPMENT BY 5pm on Friday 19th May 2017. PLEASE ENSURE YOUR ENVELOPE IS CLEARLY MARKED THAT THE TENDER IS FOR: Land adjacent to 3 Newbury Close, Kempston, Bedford, MK42 8QF

**Land between
5-13 Western Street
Bedford
MK40 1QT**



**For sale by informal tender
Plot of Land measuring c0.08 acres
with development potential (STPP)**



Summary

- A plot comprising vacant land with development potential (STPP) located in Bedford town centre.
- The extent of the land for sale amounts to c.0.081 acres, 344 sq m as shown edged red on the enclosed Ordnance Survey Plan.

Location

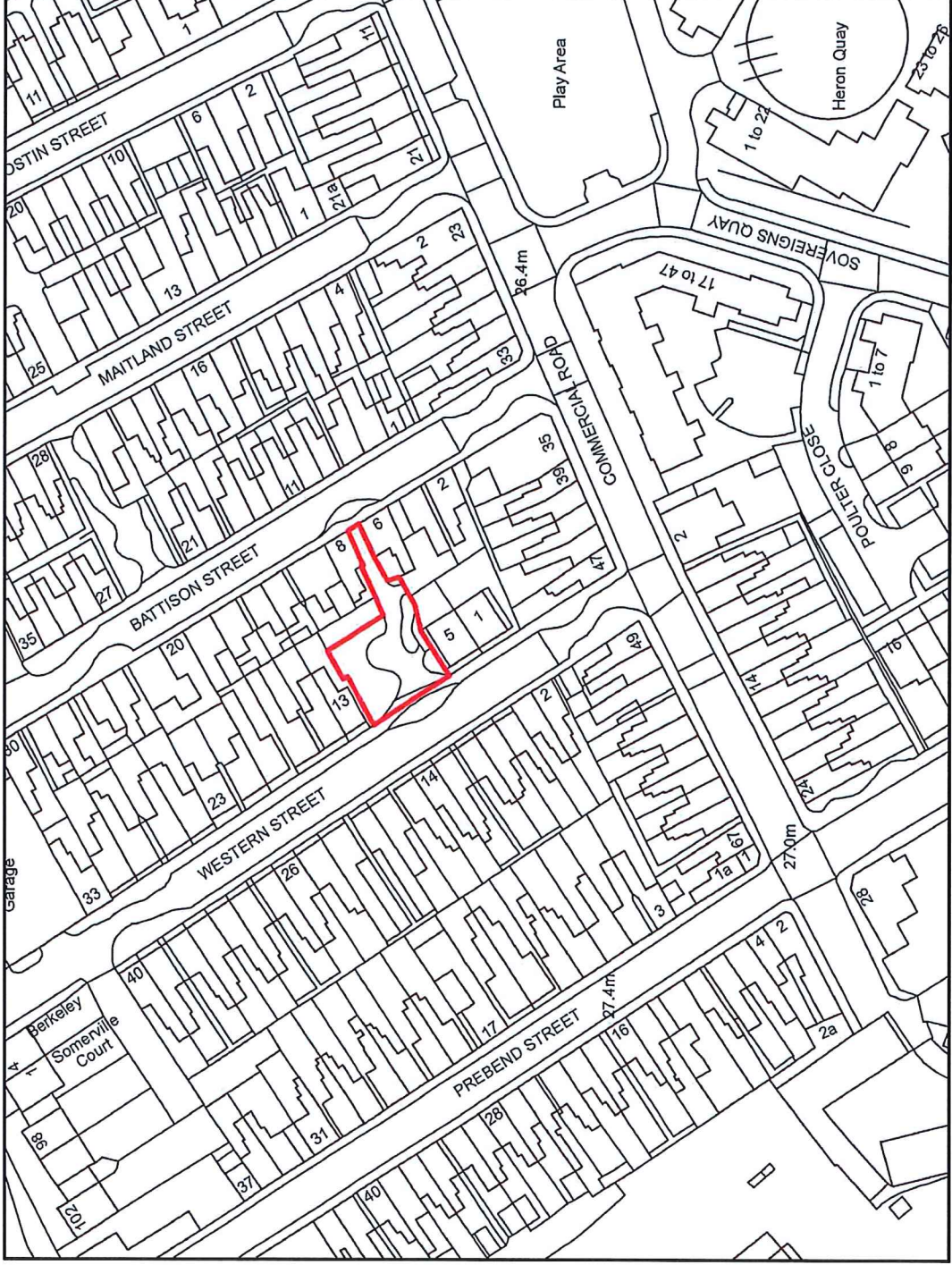
- The plot is in an established residential area of Bedford town centre with easy access to all the towns' facilities. It is conveniently situated for access to the A421 dual carriageway linking the A1 and M1 motorways. Bedford is 14 miles to the east of Milton Keynes and 25 miles to the west of Cambridge. Bedford main line railway station has fast, frequent trains to London St Pancras International.

Planning

- The plot does not currently have any planning consent but it is believed it may have potential for some form of residential development (STPP).
- The pre app planning advice states that the principle of residential development may be supported providing the existing open space is no longer required. We believe that STPP it could be possible to achieve a small block of four flats on the site providing its town centre location removes any requirement for on plot parking. The footpath link between Western Street and Battison Street is to be maintained.
- A copy of the Councils Pre Application Response is available on request.
- If the plot is consented, a CIL payment to the local council would be required (payable by the purchaser) unless it was for 'self build' development.



Ordnance Survey Plan (not to scale)



Viewings

- At any reasonable time during daylight hours.

Services

- It is believed that mains drainage and all utility services are available to the site but prospective purchasers must satisfy themselves with respect to availability and cost of connections.

Tenure

- The land is available freehold.

Terms

- Sale by Informal Tender. Conditional or Unconditional offers are invited.
- Informal Tenders are to be submitted on the enclosed Informal Tender form in a sealed envelope clearly marked "Informal Tender for Land between 5-13 Western Street, Bedford" by 5pm on Friday 19th May 2017. All Informal Tenders will be opened by Bedford Borough Council.
- Conditions of sale:
 - (1) The purchaser is to exchange contracts within 20 working days from when their solicitors receive draft contract documentation.
 - (2) The purchaser is to pay a 10% deposit on exchange of contracts. If the contract is conditional then this is to be refundable if planning permission is not forthcoming following determination (i.e. by local planning dept or subsequent appeal).
 - (3) If conditional, the purchaser is to submit a suitable planning application within four weeks from exchange of contracts.
 - (4) Legal completion is to take place within 20 working days from exchange of contracts if unconditional or from receipt of planning permission if conditional.

Contact

Compass Land and Development on 01234 351577
E: mf@compasspropertygroup.co.uk
14-16 Bromham Road, Bedford, MK40 2QA
W: www.compasspropertygroup.co.uk

Compass Land & Development for themselves, and for the vendors of the land, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Land and Development has any authority to make or give any representation or warranty what so ever to the land. These details are presented subject to Contract and without prejudice. February 2017.

INFORMAL TENDER PROCEDURE

The information required is:

1. Your full name/s address contact telephone number and email.
2. Your **best** offer in writing.
3. Position to proceed with purchase.
4. The name and address of your solicitor together with the name of the person there who will attend to this matter and their contact details.
5. Confirmation that you will be able to exchange contracts as detailed in the 'Conditions of Sale' following the receipt of title documents from the vendor's solicitors (please take your own solicitors advice in this regard).
6. Your offer is to be submitted subject to contract only and any other conditions on which it is made are to be specified, i.e. the sale of your property, planning permission and the like.
7. Any offers sent by facsimile or email will not be considered and may invalidate any offer received in the sealed envelope due to potential breach of confidentiality.
8. Our client is unlikely to re-negotiate the price once a figure has been agreed and solicitors are instructed.
9. The vendor reserves the right not to accept the highest or any offer made.
10. The vendor reserves the right to withdraw the property from the 'Informal Tender' up to the closing date.

Any omission of the information requested may affect your offer. All offers must be received by or before the date and time stipulated to be considered.

Please note that we will not be at liberty to discuss the amount or number of other offers received as this is confidential information between the clients and ourselves.

INFORMAL TENDER FORM

Land between 5-13 Western Street, Bedford, MK40 1QT

I/We
(full name of intending purchaser)

Of
(address for correspondence)

Telephone number: Email:

Hereby offer, subject to contract, the sum of £
(words)

This offer is *conditional/unconditional. (*delete as necessary) If conditional, confirm what it is subject to
.....

If conditional, please state the basic details of the development proposed.....
.....

This offer is *dependant / non dependant on the sale of a property (*delete as necessary)

My/Our solicitors are:
.....

For the attention of:

FINANCIAL ARRANGEMENTS:

Mortgage / bank funding required?
.....

Details of bank / funder:
.....

I/WE HAVE READ AND UNDERSTAND THE CONDITIONS OF SALE DETAILED IN THE SALES BROCHURE AND TERMS OF THE OFFER ON THE ATTACHED.

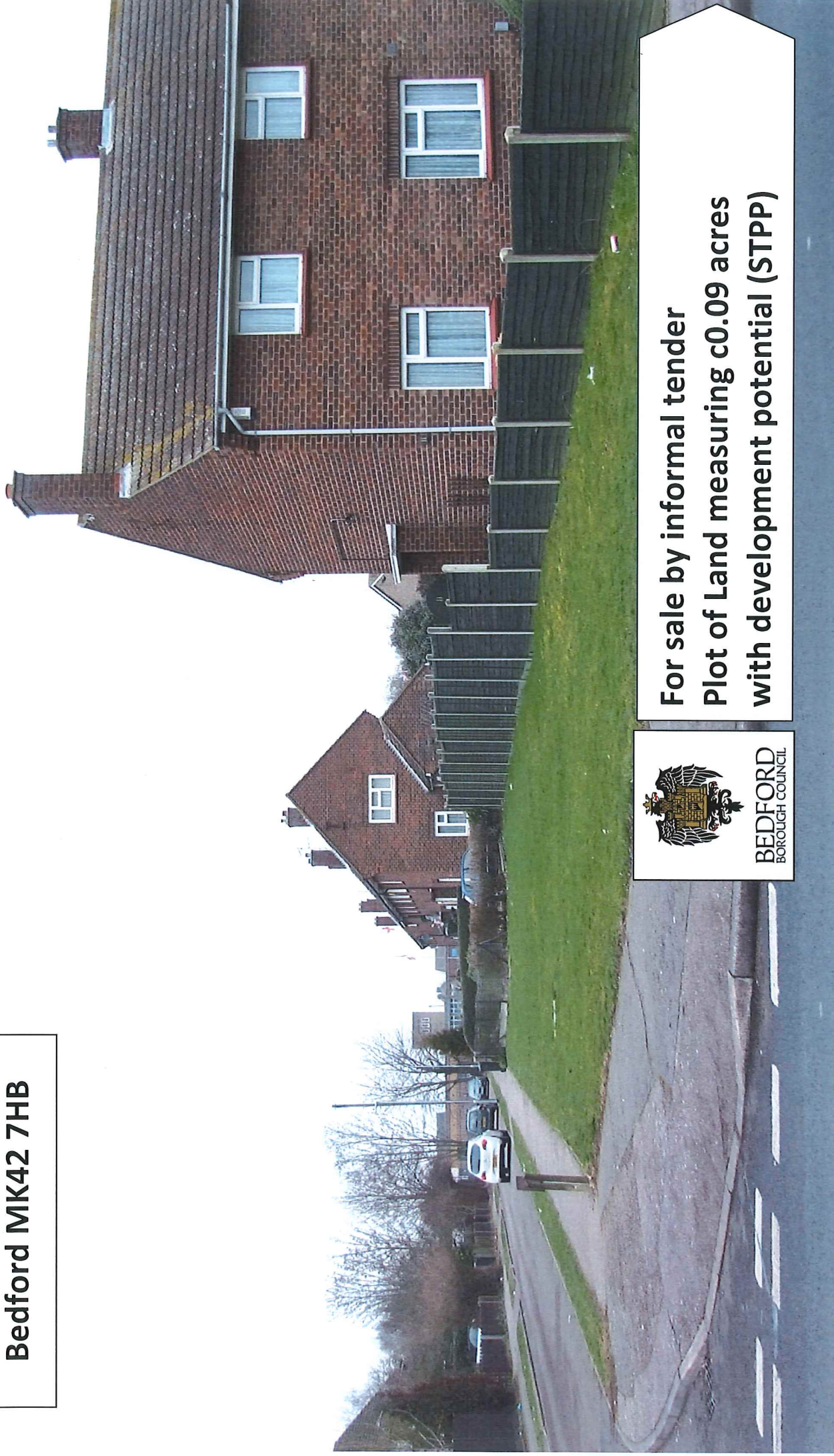
Signed: Date:

Full name of signatory:

On behalf of:

THIS FORM SHOULD BE COMPLETED IN FULL AND RETURNED TO COMPASS LAND AND DEVELOPMENT BY 5pm on Friday 19th May 2017. PLEASE ENSURE YOUR ENVELOPE IS CLEARLY MARKED THAT THE TENDER IS FOR: Land between 5-13 Western Street, Bedford, MK40 1QT

**Land adjoining
12 Lincoln Road
Kempston
Bedford MK42 7HB**



**For sale by informal tender
Plot of Land measuring c0.09 acres
with development potential (STPP)**

Summary

- A plot comprising vacant land with development potential (STPP) located on the south eastern side of Kempston.
- The extent of the land for sale amounts to c0.088 acres, 354 sq m as shown edged red on the enclosed Ordnance Survey Plan.
- Ideal for a developer or particularly a 'self builder'

Location

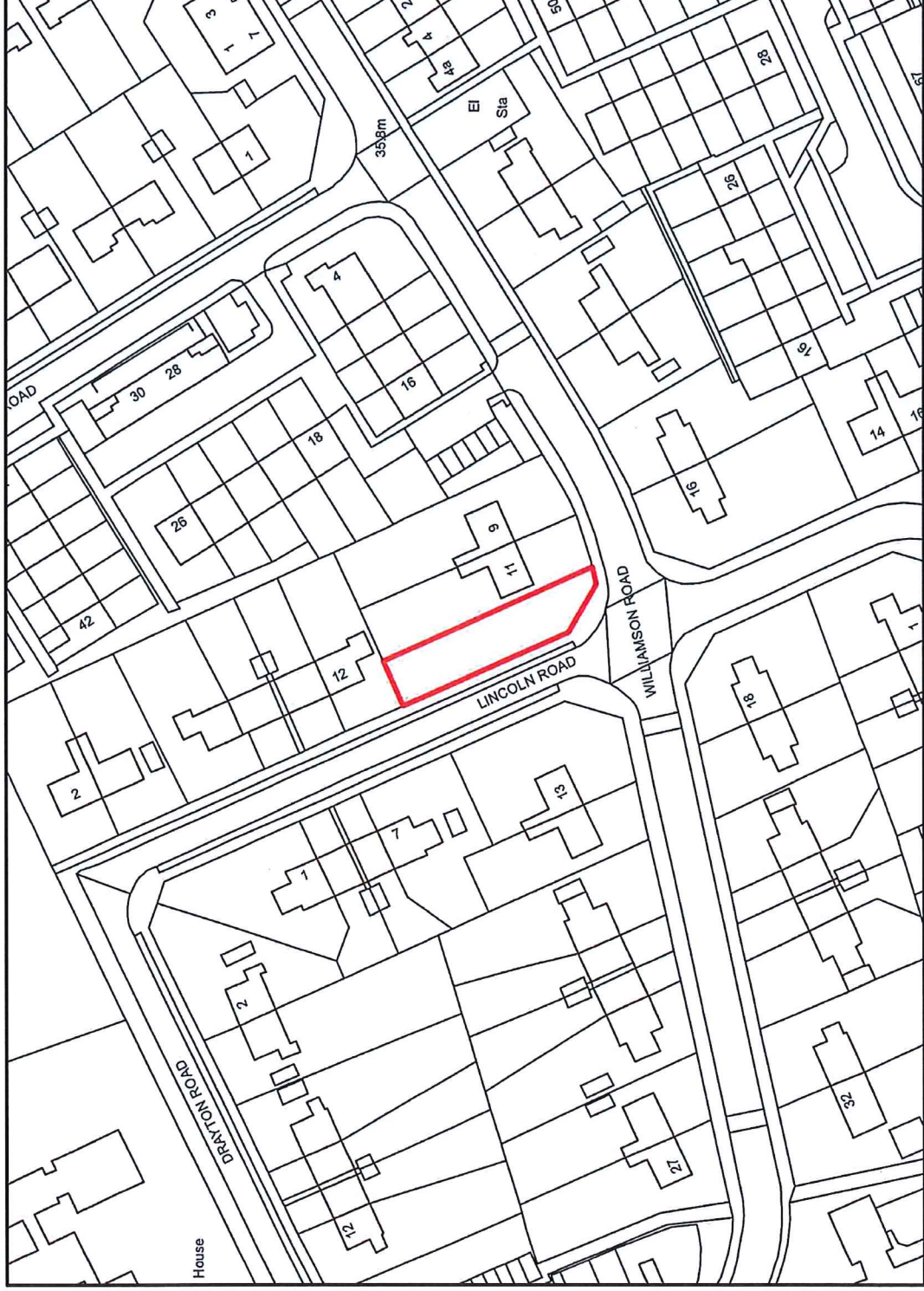
- The plot is in an established residential area of Kempston and is c2.5 miles from Bedford town centre. It is conveniently situated for access to the A421 dual carriageway linking the A1 and M1 motorways. Bedford is 14 miles to the east of Milton Keynes and 25 miles to the west of Cambridge. Bedford main line railway station has fast, frequent trains to London St Pancras International.

Planning

- The plot does not currently have any planning consent but it is believed it may have potential for some form of residential development (STPP).
- The pre app planning advice suggests that the plot is suitable for a single detached, single storey dwelling. We believe that STPP a one and half storey dwelling could be achievable but prospective purchasers should get professional architectural advice on this point.
- A copy of the Councils Pre Application Response is available on request.
- If the plot is consented, a CIL payment to the local council would be required (payable by the purchaser) unless it was for 'self build' development.



Ordnance Survey Plan (not to scale)



Viewings

- At any time during daylight hours.

Services

- It is believed that mains drainage and all utility services are available to the site but prospective purchasers must satisfy themselves with respect to availability and cost of connections.

Tenure

- The land is available freehold.

Terms

- Sale by Informal Tender. Conditional or Unconditional offers are invited.
- Informal Tenders are to be submitted on the enclosed Informal Tender form in a sealed envelope clearly marked "Informal Tender for Land adjoining 12 Lincoln Road, Kempston" by 5pm on Friday 19th May 2017. All Informal Tenders will be opened by Bedford Borough Council.
- Conditions of sale:
 - (1) The purchaser is to exchange contracts within 20 working days from when their solicitors receive draft contract documentation.
 - (2) The purchaser is to pay a 10% deposit on exchange of contracts. If the contract is conditional then this is to be refundable if planning permission is not forthcoming following determination (i.e. by local planning dept or subsequent appeal).
 - (3) If conditional, the purchaser is to submit a suitable planning application within four weeks from exchange of contracts.
 - (4) Legal completion is to take place within 20 working days from exchange of contracts if unconditional or from receipt of planning permission if conditional.

Contact

Compass Land and Development on 01234 351577
E: mf@compasspropertygroup.co.uk
14-16 Bromham Road, Bedford, MK40 2QA
W: www.compasspropertygroup.co.uk

Compass Land & Development for themselves, and for the vendors of the land, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Land and Development has any authority to make or give any representation or warranty what so ever to the land. These details are presented subject to Contract and without prejudice. February 2017.

INFORMAL TENDER PROCEDURE

The information required is:

1. Your full name/s address contact telephone number and email.
2. Your **best** offer in writing.
3. Position to proceed with purchase.
4. The name and address of your solicitor together with the name of the person there who will attend to this matter and their contact details.
5. Confirmation that you will be able to exchange contracts as detailed in the 'Conditions of Sale' following the receipt of title documents from the vendor's solicitors (please take your own solicitors advice in this regard).
6. Your offer is to be submitted subject to contract only and any other conditions on which it is made are to be specified, i.e. the sale of your property, planning permission and the like.
7. Any offers sent by facsimile or email will not be considered and may invalidate any offer received in the sealed envelope due to potential breach of confidentiality.
8. Our client is unlikely to re-negotiate the price once a figure has been agreed and solicitors are instructed.
9. The vendor reserves the right not to accept the highest or any offer made.
10. The vendor reserves the right to withdraw the property from the 'Informal Tender' up to the closing date.

Any omission of the information requested may affect your offer. All offers must be received by or before the date and time stipulated to be considered.

Please note that we will not be at liberty to discuss the amount or number of other offers received as this is confidential information between the clients and ourselves.

INFORMAL TENDER FORM

Land adjoining 12 Lincoln Road, Kempston, Bedford MK42 7HB

I/We
(full name of intending purchaser)

Of
(address for correspondence)

Telephone number: Email:

Hereby offer, subject to contract, the sum of £
(words)

This offer is *conditional/unconditional. (*delete as necessary) If conditional, confirm what it is subject to
.....

If conditional, please state the basic details of the development proposed.....
.....

This offer is *dependant / non dependant on the sale of a property (*delete as necessary)

My/Our solicitors are:
.....

For the attention of:

FINANCIAL ARRANGEMENTS:

Mortgage / bank funding required?
.....

Details of bank / funder:
.....

I/WE HAVE READ AND UNDERSTAND THE CONDITIONS OF SALE DETAILED IN THE SALES BROCHURE AND TERMS OF THE OFFER ON THE ATTACHED.

Signed: Date:

Full name of signatory:

On behalf of:

THIS FORM SHOULD BE COMPLETED IN FULL AND RETURNED TO COMPASS LAND AND DEVELOPMENT BY 5pm on Friday 19th May 2017. PLEASE ENSURE YOUR ENVELOPE IS CLEARLY MARKED THAT THE TENDER IS FOR: Land adjoining 12 Lincoln Road, Kempston, Bedford MK42 7HB

**Land adjacent to
14 Lincoln Road,
Kempston
Bedford MK42 7HB**



**For sale by informal tender
Plot of Land measuring c0.05 acres
with development potential (STPP)**

Summary

- A plot comprising garden land with development potential (STPP) located on the south eastern side of Kempston.
- The extent of the land for sale amounts to c0.053 acres, 213 sq m as shown edged red on the enclosed Ordnance Survey Plan.
- Ideal for either a developer or self builder.

Location

- The plot is in an established residential area of Kempston and is c2.5 miles from Bedford town centre. It is conveniently situated for access to the A421 dual carriageway linking the A1 and M1 motorways. Bedford is 14 miles to the east of Milton Keynes and 25 miles to the west of Cambridge. Bedford main line railway station has fast, frequent trains to London St Pancras International.

Planning

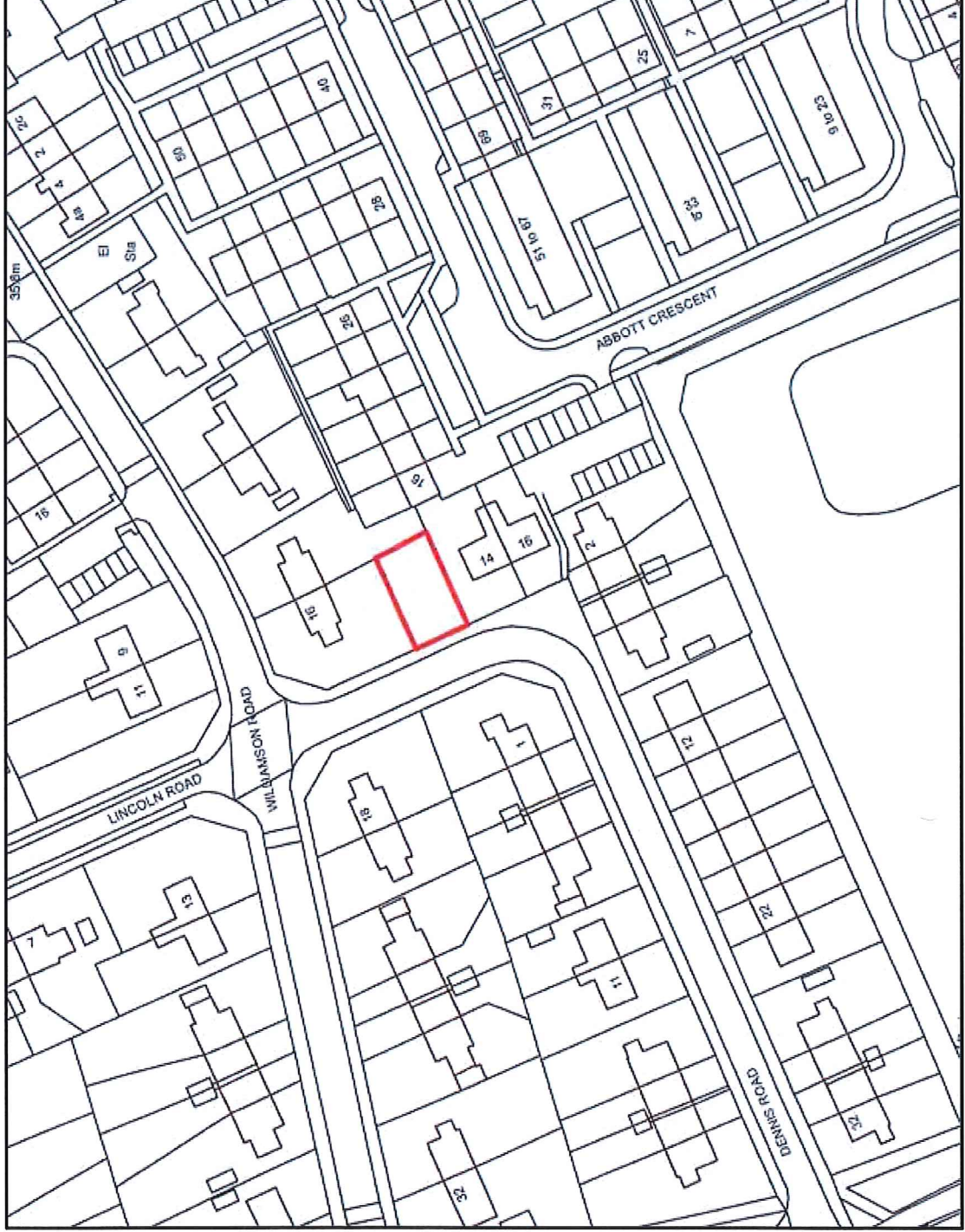
- The plot does not currently have any planning consent but it is believed it may have potential for some form of residential development (STPP).
- The pre app planning advice suggests that the plot is suitable for a single detached dwelling. We believe that STPP a detached house, pair of semi detached houses or maisonettes could be achievable but prospective purchasers should get professional architectural advice on this point.
- A copy of the Councils Pre Application Response is available on request.
- If the plot is consented, a CIL payment to the local council would be required (payable by the purchaser) unless it was for 'self build' development.



Land adjacent to 14 Lincoln Road, Kempston, Bedford MK42 7HB



Ordnance Survey Plan (not to scale)



Viewings

- At any reasonable time during daylight hours from the road (do not enter the plot).

Services

- It is believed that mains drainage and all utility services are available to the plot but prospective purchasers must satisfy themselves with respect to availability and cost of connections.

Plot Size

- A plan is available prepared by Bedford Borough Council dimensioning the position of the plot boundary and plot size.

Tenure

- The land is available freehold.

Tenancy

- The land is currently let as a garden extension, the agreement for which is due to end on 31st July 2017.

Terms

- Sale by Informal Tender. Conditional or Unconditional offers are invited.
- Informal Tenders are to be submitted on the enclosed Informal Tender form in a sealed envelope clearly marked "Informal Tender for Land adjacent to 14 Lincoln Road, Kempston" by 5pm on Friday 19th May 2017. All Informal Tenders will be opened by Bedford Borough Council.

➤ Conditions of sale:

- (1) The purchaser is to exchange contracts within 20 working days from when their solicitors receive draft contract documentation.
- (2) The purchaser is to pay a 10% deposit on exchange of contracts. If the contract is conditional then this is to be refundable if planning permission is not forthcoming following determination (i.e. by local planning dept or subsequent appeal).
- (3) If conditional, the purchaser is to submit a suitable planning application within four weeks from exchange of contracts.
- (4) Legal completion is to take place within 20 working days from exchange of contracts if unconditional, or from receipt of planning permission if conditional.

Contact

Compass Land and Development on 01234 351577
E: mf@compasspropertygroup.co.uk
14-16 Bromham Road, Bedford, MK40 2QA
W: www.compasspropertygroup.co.uk

Compass Land & Development for themselves, and for the vendors of the land, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Land and Development has any authority to make or give any representation or warranty what so ever to the land. These details are presented subject to Contract and without prejudice. February 2017.

INFORMAL TENDER PROCEDURE

The information required is:

1. Your full name/s address contact telephone number and email.
2. Your **best** offer in writing.
3. Position to proceed with purchase.
4. The name and address of your solicitor together with the name of the person there who will attend to this matter and their contact details.
5. Confirmation that you will be able to exchange contracts as detailed in the 'Conditions of Sale' following the receipt of title documents from the vendor's solicitors (please take your own solicitors advice in this regard).
6. Your offer is to be submitted subject to contract only and any other conditions on which it is made are to be specified, i.e. the sale of your property, planning permission and the like.
7. Any offers sent by facsimile or email will not be considered and may invalidate any offer received in the sealed envelope due to potential breach of confidentiality.
8. Our client is unlikely to re-negotiate the price once a figure has been agreed and solicitors are instructed.
9. The vendor reserves the right not to accept the highest or any offer made.
10. The vendor reserves the right to withdraw the property from the 'Informal Tender' up to the closing date.

Any omission of the information requested may affect your offer. All offers must be received by or before the date and time stipulated to be considered.

Please note that we will not be at liberty to discuss the amount or number of other offers received as this is confidential information between the clients and ourselves.

INFORMAL TENDER FORM

Land adjacent to 14 Lincoln Road, Kempston, Bedford MK42 7HB

I/We
(full name of intending purchaser)

Of
(address for correspondence)

Telephone number: Email:

Hereby offer, subject to contract, the sum of £
(words)

This offer is *conditional/unconditional. (*delete as necessary) If conditional, confirm what it is subject to
.....

If conditional, please state the basic details of the development proposed.....
.....

This offer is *dependant / non dependant on the sale of a property (*delete as necessary)

My/Our solicitors are:
.....

For the attention of:

FINANCIAL ARRANGEMENTS:

Mortgage / bank funding required?
.....

Details of bank / funder:
.....

I/WE HAVE READ AND UNDERSTAND THE CONDITIONS OF SALE DETAILED IN THE SALES BROCHURE AND TERMS OF THE OFFER ON THE ATTACHED.

Signed:..... Date:

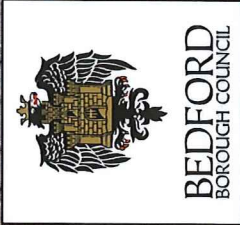
Full name of signatory:

On behalf of:

THIS FORM SHOULD BE COMPLETED IN FULL AND RETURNED TO COMPASS LAND AND DEVELOPMENT BY 5pm on Friday 19th May 2017. PLEASE ENSURE YOUR ENVELOPE IS CLEARLY MARKED THAT THE TENDER IS FOR: Land adjacent to 14 Lincoln Road, Kempston, Bedford MK42 7HB



**Land between
23-25 Battison Street
Bedford
MK40 1QU**



**For sale by informal tender
Plot of Land measuring c0.07 acres
with development potential (STPP)**

Summary

- A plot comprising vacant land with development potential (STPP) located in Bedford town centre.
- The extent of the land for sale amounts to c0.074 acres, 299 sq m as shown edged red on the enclosed Ordnance Survey Plan.

Location

- The plot is in an established residential area of Bedford town centre with easy access to all the towns' facilities. It is conveniently situated for access to the A421 dual carriageway linking the A1 and M1 motorways. Bedford is 14 miles to the east of Milton Keynes and 25 miles to the west of Cambridge. Bedford main line railway station has fast, frequent trains to London St Pancras International.

Planning

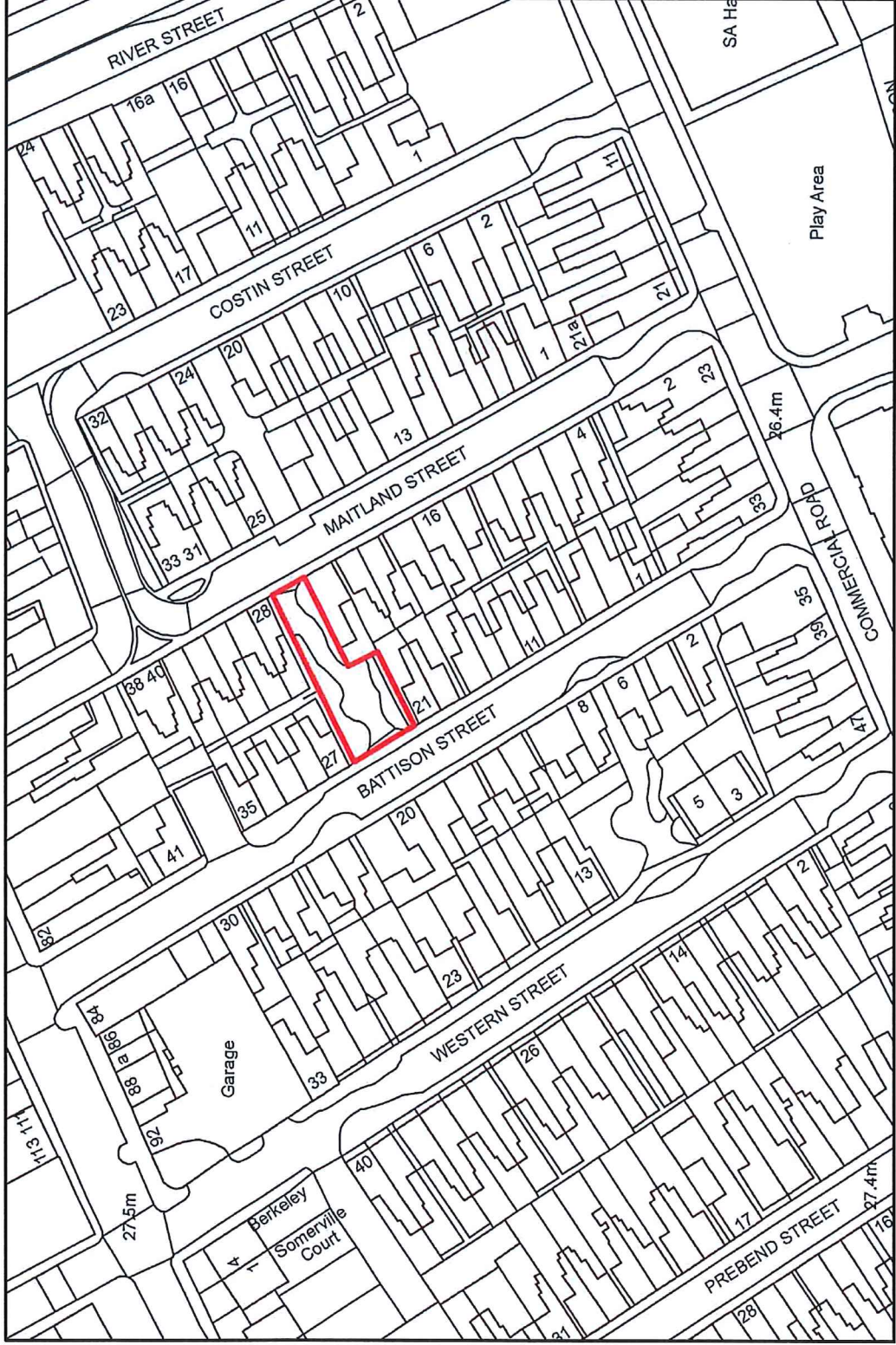
- The land does not currently have any planning consent but it is believed it may have potential for some form of residential development (STPP).
- The pre app planning advice states that the principle of residential development may be supported providing the existing open space is no longer required. We believe that STPP it should be possible to achieve a small block of two flats on the Battison Street frontage of the site providing its town centre location removes any requirement for on plot parking. The footpath link between Battison Street and Maitland Street is to be maintained along with the existing rear access gate to the adjoining property.
- A copy of the Councils Pre Application Response is available on request.
- If the plot is consented, a CIL payment to the local council would be required (payable by the purchaser) unless it was for 'self build' development.



Land between 23 – 25 Battison Street, Bedford MK40 1QU



Ordnance Survey Plan (not to scale)



Viewings

- At any time during daylight hours.

Services

- It is believed that mains drainage and all utility services are available to the site but prospective purchasers must satisfy themselves with respect to availability and cost of connections.

Tenure

- The land is available freehold.

Terms

- Sale by Informal Tender. Conditional or Unconditional offers are invited.
- **Informal Tenders are to be submitted on the enclosed Informal Tender form** in a sealed envelope clearly marked "Informal Tender for Land between 23-25 Battison Street Bedford" by 5pm on Friday 19th May 2017. All Informal Tenders will be opened by Bedford Borough Council.
- **Conditions of sale:**
 - (1) The purchaser is to exchange contracts within 20 working days from when their solicitors receive draft contract documentation.
 - (2) The purchaser is to pay a 10% deposit on exchange of contracts. If the contract is conditional then this is to be refundable if planning permission is not forthcoming following determination (i.e. by local planning dept or subsequent appeal).
 - (3) If conditional, the purchaser is to submit a suitable planning application within four weeks from exchange of contracts.
 - (4) Legal completion is to take place within 20 working days from exchange of contracts if unconditional or from receipt of planning permission if conditional.

Contact

Compass Land and Development on 01234 351577
E: mf@compasspropertygroup.co.uk
14-16 Bromham Road, Bedford, MK40 2QA
W: www.compasspropertygroup.co.uk

Compass Land & Development for themselves, and for the vendors of the land, whose agents they are, give notice that: (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Land and Development has any authority to make or give any representation or warranty what so ever to the land. These details are presented subject to Contract and without prejudice. February 2017.

INFORMAL TENDER PROCEDURE

The information required is:

1. Your full name/s address contact telephone number and email.
2. Your **best** offer in writing.
3. Position to proceed with purchase.
4. The name and address of your solicitor together with the name of the person there who will attend to this matter and their contact details.
5. Confirmation that you will be able to exchange contracts as detailed in the 'Conditions of Sale' following the receipt of title documents from the vendor's solicitors (please take your own solicitors advice in this regard).
6. Your offer is to be submitted subject to contract only and any other conditions on which it is made are to be specified, i.e. the sale of your property, planning permission and the like.
7. Any offers sent by facsimile or email will not be considered and may invalidate any offer received in the sealed envelope due to potential breach of confidentiality.
8. Our client is unlikely to re-negotiate the price once a figure has been agreed and solicitors are instructed.
9. The vendor reserves the right not to accept the highest or any offer made.
10. The vendor reserves the right to withdraw the property from the 'Informal Tender' up to the closing date.

Any omission of the information requested may affect your offer. All offers must be received by or before the date and time stipulated to be considered.

Please note that we will not be at liberty to discuss the amount or number of other offers received as this is confidential information between the clients and ourselves.

INFORMAL TENDER FORM

Land between 23-25 Battison Street, Bedford, MK40 1QU

I/We
(full name of intending purchaser)

Of
(address for correspondence)

Telephone number: Email:

Hereby offer, subject to contract, the sum of £
(words)

This offer is *conditional/unconditional. (*delete as necessary) If conditional, confirm what it is subject to
.....

If conditional, please state the basic details of the development proposed.....
.....

This offer is *dependant / non dependant on the sale of a property (*delete as necessary)

My/Our solicitors are:
.....

For the attention of:

FINANCIAL ARRANGEMENTS:

Mortgage / bank funding required?
.....

Details of bank / funder:
.....

I/WE HAVE READ AND UNDERSTAND THE CONDITIONS OF SALE DETAILED IN THE SALES BROCHURE AND TERMS OF THE OFFER ON THE ATTACHED.

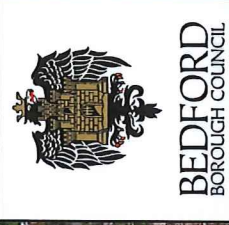
Signed: Date:

Full name of signatory:

On behalf of:

THIS FORM SHOULD BE COMPLETED IN FULL AND RETURNED TO COMPASS LAND AND DEVELOPMENT BY 5pm on Friday 19th May 2017. PLEASE ENSURE YOUR ENVELOPE IS CLEARLY MARKED THAT THE TENDER IS FOR: Land between 23-25 Battison Street, Bedford, MK40 1QU

**Land adjacent
22 Carlisle Road
Bedford
MK40 4HU**



**For sale by informal tender
Plot of Land measuring c0.1 acres
with development potential (STPP)**



Summary

- A plot comprising vacant land with development potential (STPP) located to the west of Bedford town centre.
- The extent of the land for sale amounts to c0.118 acres, 476 sq m as shown edged red on the enclosed Ordnance Survey Plan.

Location

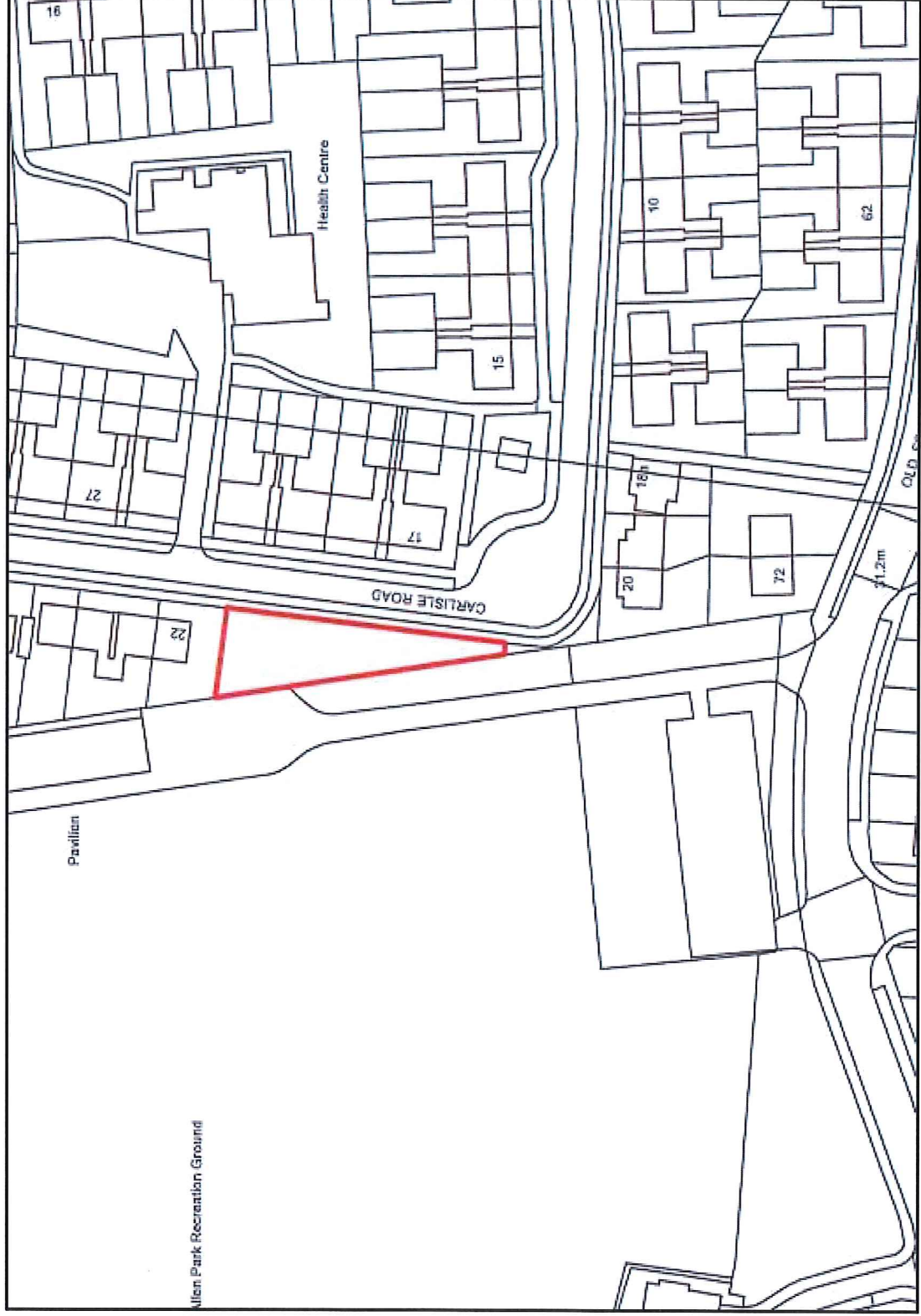
- The plot is in an established residential area to the west of Bedford town centre which is conveniently situated for access to the A421 dual carriageway linking the A1 and M1 motorways. Bedford is 14 miles to the east of Milton Keynes and 25 miles to the west of Cambridge. Bedford main line railway station has fast, frequent trains to London St Pancras International.

Planning

- The plot does not currently have any planning consent but it is believed it may have potential for some form of residential development (STPP).
- The pre app planning advice suggests that the plot is only suitable for a single dwelling due to the awkward shape of the plot and the requirement for off road parking and amenity space. We believe that the site is more suited to a small block of four flats all with off road parking which we believe is achievable STPP. Prospective purchasers should get professional architectural advice on this point.
- A copy of the Councils Pre Application Response is available on request.
- If the plot is consented, a CIL payment to the local council would be required (payable by the purchaser) unless it was for 'self build' development.



Ordnance Survey Plan (not to scale)



Viewings

- At any time during daylight hours.

Services

- It is believed that mains drainage and all utility services are available to the site but prospective purchasers must satisfy themselves with respect to availability and cost of connections.

Tenure

- The land is available freehold.

Terms

- Sale by Informal Tender. Conditional or Unconditional offers are invited.
- Informal Tenders are to be submitted on the enclosed Informal Tender form in a sealed envelope clearly marked "Informal Tender for Land adjacent to 22 Carlisle Road, Bedford" by 5pm on Friday 19th May 2017. All Informal Tenders will be opened by Bedford Borough Council.

➤ Conditions of sale:

- (1) The purchaser is to exchange contracts within 20 working days from when their solicitors receive draft contract documentation.
- (2) The purchaser is to pay a 10% deposit on exchange of contracts. If the contract is conditional then this is to be refundable if planning permission is not forthcoming following determination (i.e. by local planning dept or subsequent appeal).
- (3) If conditional, the purchaser is to submit a suitable planning application within four weeks from exchange of contracts.
- (4) Legal completion is to take place within 20 working days from exchange of contracts if unconditional or from receipt of planning permission if conditional.

Contact

Compass Land and Development on 01234 351577
E: mf@compasspropertygroup.co.uk
14-16 Bromham Road, Bedford, MK40 2QA
W: www.compasspropertygroup.co.uk

Compass Land & Development for themselves, and for the vendors of the land, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Land and Development has any authority to make or give any representation or warranty what so ever to the land. These details are presented subject to Contract and without prejudice. February 2017.

INFORMAL TENDER PROCEDURE

The information required is:

1. Your full name/s address contact telephone number and email.
2. Your **best** offer in writing.
3. Position to proceed with purchase.
4. The name and address of your solicitor together with the name of the person there who will attend to this matter and their contact details.
5. Confirmation that you will be able to exchange contracts as detailed in the 'Conditions of Sale' following the receipt of title documents from the vendor's solicitors (please take your own solicitors advice in this regard).
6. Your offer is to be submitted subject to contract only and any other conditions on which it is made are to be specified, i.e. the sale of your property, planning permission and the like.
7. Any offers sent by facsimile or email will not be considered and may invalidate any offer received in the sealed envelope due to potential breach of confidentiality.
8. Our client is unlikely to re-negotiate the price once a figure has been agreed and solicitors are instructed.
9. The vendor reserves the right not to accept the highest or any offer made.
10. The vendor reserves the right to withdraw the property from the 'Informal Tender' up to the closing date.

Any omission of the information requested may affect your offer. All offers must be received by or before the date and time stipulated to be considered.

Please note that we will not be at liberty to discuss the amount or number of other offers received as this is confidential information between the clients and ourselves.

INFORMAL TENDER FORM

Land adjacent to 22 Carlisle Road, Bedford, MK40 4HU

I/We
(full name of intending purchaser)

Of
(address for correspondence)

Telephone number: Email:

Hereby offer, subject to contract, the sum of £
(words)

This offer is *conditional/unconditional. (*delete as necessary) If conditional, confirm what it is subject to
.....

If conditional, please state the basic details of the development proposed.....
.....

This offer is *dependant / non dependant on the sale of a property (*delete as necessary)

My/Our solicitors are:
.....

For the attention of:

FINANCIAL ARRANGEMENTS:

Mortgage / bank funding required?
.....

Details of bank / funder:
.....

I/WE HAVE READ AND UNDERSTAND THE CONDITIONS OF SALE DETAILED IN THE SALES BROCHURE AND TERMS OF THE OFFER ON THE ATTACHED.

Signed: Date:

Full name of signatory:

On behalf of:

THIS FORM SHOULD BE COMPLETED IN FULL AND RETURNED TO COMPASS LAND AND DEVELOPMENT BY 5pm on Friday 19th May 2017. PLEASE ENSURE YOUR ENVELOPE IS CLEARLY MARKED THAT THE TENDER IS FOR: Land adjacent to 22 Carlisle Road, Bedford, MK40 4HU

**Land adjacent to
65 Springfield Drive
Bromham
Beds MK43 8NX**



**For sale by informal tender
Plot of Land measuring c0.1 acres
with development potential (STPP)**



Summary

- A plot comprising vacant land with development potential (STPP) located to the north of Bromham.
- The extent of the land for sale amounts to c0.109 acres, 440 sq m as shown edged red on the enclosed Ordnance Survey Plan.
- Ideal for a developer or 'self builder'

Location

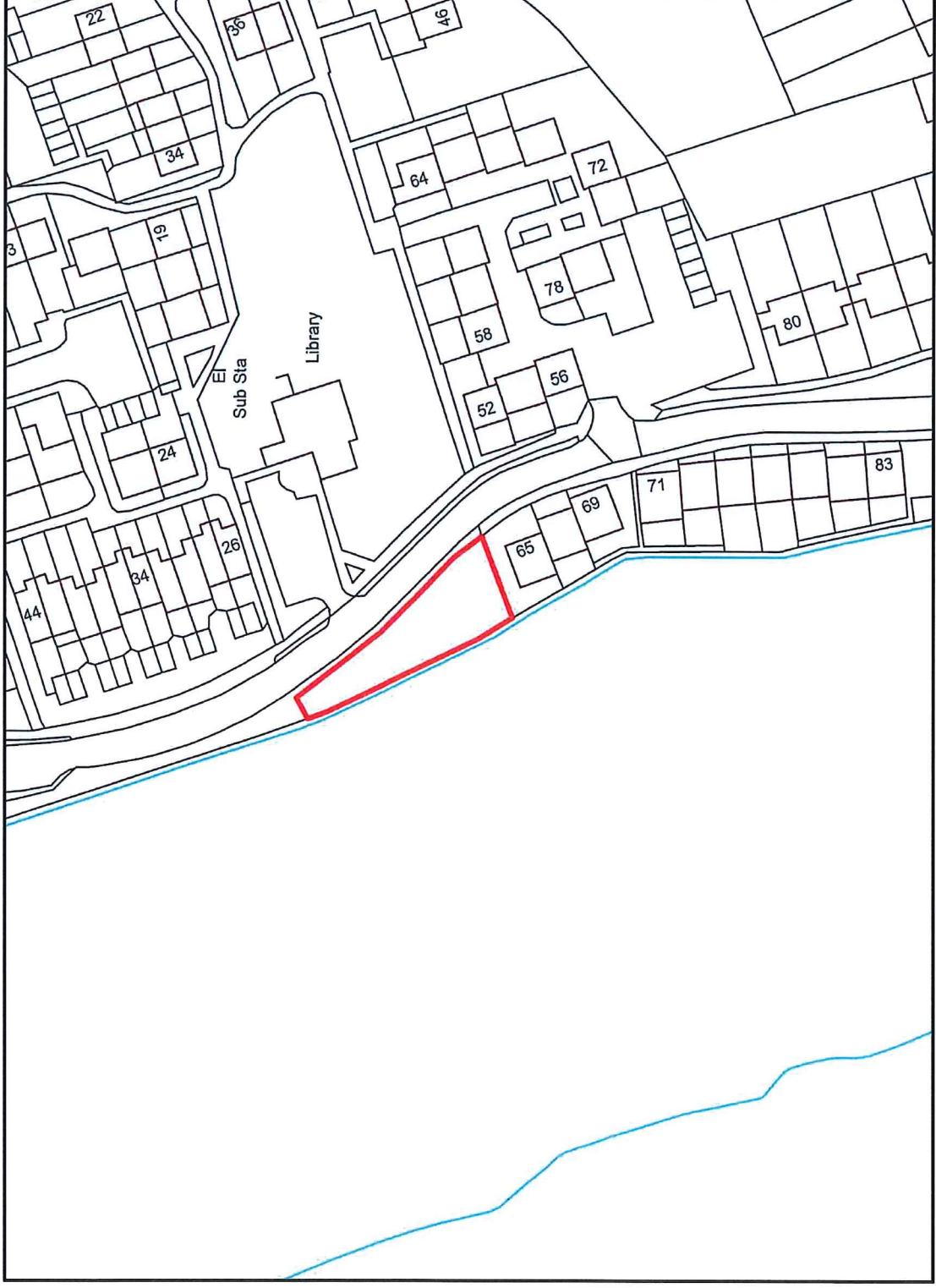
- The plot is in an established residential area on the northern edge of Bromham and is c3.5 miles from Bedford town centre. It is conveniently situated for access to the A421 dual carriageway linking the A1 and M1 motorways. Bedford is 14 miles to the east of Milton Keynes and 25 miles to the west of Cambridge. Bedford main line railway station has fast, frequent trains to London St Pancras International.

Planning

- The plot does not currently have any planning consent but it is believed it may have potential for some form of residential development (STPP).
- The pre app planning advice suggests that the plot is suitable for a single detached bungalow. We believe that STPP either a pair of semi detached bungalows or a detached bungalow could be achievable but prospective purchasers should get professional architectural advice on this point.
- A copy of the Councils Pre Application Response is available on request.
- If the plot is consented, a CIL payment to the local council would be required (payable by the purchaser) unless it was for 'self build' development.



Ordnance Survey Plan (not to scale)



Viewings

- At any reasonable time during daylight hours.

Services

- It is believed that mains drainage and all utility services are available to the site but prospective purchasers must satisfy themselves with respect to availability and cost of connections.

Public Footpath

- Public footpath No 9 crosses the site and will probably need to be diverted before any development takes place. A plan showing the route of the footpath can be provided on request.

Tenure

- The land is available freehold.

Terms

- Sale by Informal Tender. Conditional or Unconditional offers are invited.
- Informal Tenders are to be submitted on the enclosed Informal Tender form in a sealed envelope clearly marked "Informal Tender for Land adjacent to 65 Springfield Drive, Bromham" by 5pm on Friday 19th May 2017. All Informal Tenders will be opened by Bedford Borough Council.
- Conditions of sale:
 - (1) The purchaser is to exchange contracts within 20 working days from when their solicitors receive draft contract documentation.
 - (2) The purchaser is to pay a 10% deposit on exchange of contracts. If the contract is conditional then this is to be refundable if planning permission is not forthcoming following determination (i.e. by local planning dept or subsequent appeal).
 - (3) If conditional, the purchaser is to submit a suitable planning application within four weeks from exchange of contracts.
 - (4) Legal completion is to take place within 20 working days from exchange of contracts if unconditional or from receipt of planning permission if conditional.

Contact

Compass Land and Development on 01234 351577
E: mf@compasspropertygroup.co.uk
14-16 Bromham Road, Bedford, MK40 2QA
W: www.compasspropertygroup.co.uk

Compass Land & Development for themselves, and for the vendors of the land, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Land and Development has any authority to make or give any representation or warranty what so ever to the land. These details are presented subject to Contract and without prejudice. February 2017.

INFORMAL TENDER PROCEDURE

The information required is:

1. Your full name/s address contact telephone number and email.
2. Your **best** offer in writing.
3. Position to proceed with purchase.
4. The name and address of your solicitor together with the name of the person there who will attend to this matter and their contact details.
5. Confirmation that you will be able to exchange contracts as detailed in the 'Conditions of Sale' following the receipt of title documents from the vendor's solicitors (please take your own solicitors advice in this regard).
6. Your offer is to be submitted subject to contract only and any other conditions on which it is made are to be specified, i.e. the sale of your property, planning permission and the like.
7. Any offers sent by facsimile or email will not be considered and may invalidate any offer received in the sealed envelope due to potential breach of confidentiality.
8. Our client is unlikely to re-negotiate the price once a figure has been agreed and solicitors are instructed.
9. The vendor reserves the right not to accept the highest or any offer made.
10. The vendor reserves the right to withdraw the property from the 'Informal Tender' up to the closing date.

Any omission of the information requested may affect your offer. All offers must be received by or before the date and time stipulated to be considered.

Please note that we will not be at liberty to discuss the amount or number of other offers received as this is confidential information between the clients and ourselves.

INFORMAL TENDER FORM

Land adjacent to 65 Springfield Drive, Bromham, Beds, MK43 8NX

I/We
(full name of intending purchaser)

Of
(address for correspondence)

Telephone number: Email:

Hereby offer, subject to contract, the sum of £
(words)

This offer is *conditional/unconditional. (*delete as necessary) If conditional, confirm what it is subject to
.....

If conditional, please state the basic details of the development proposed.....
.....

This offer is *dependant / non dependant on the sale of a property (*delete as necessary)

My/Our solicitors are:
.....

For the attention of:

FINANCIAL ARRANGEMENTS:

Mortgage / bank funding required?
.....

Details of bank / funder:
.....

I/WE HAVE READ AND UNDERSTAND THE CONDITIONS OF SALE DETAILED IN THE SALES BROCHURE AND TERMS OF THE OFFER ON THE ATTACHED.

Signed: Date:

Full name of signatory:

On behalf of:

THIS FORM SHOULD BE COMPLETED IN FULL AND RETURNED TO COMPASS LAND AND DEVELOPMENT BY 5pm on Friday 19th May 2017. PLEASE ENSURE YOUR ENVELOPE IS CLEARLY MARKED THAT THE TENDER IS FOR: Land adjacent to 65 Springfield Drive, Bromham, Beds, MK43 8NX

**APPENDIX B -
CONFIDENTIAL**