



Date as Postmark

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**SUBJECT TO CONTRACT**

Dear Sir / Madam,

**Sale of Allocated Residential Development Land, Llanellen, Abergavenny, Monmouthshire:  
 Tender Information Letter**

Please find the Particulars enclosed for the freehold Sale by Informal Tender of the above Allocated Residential Development Land, situated adjacent to the premium Monmouthshire village of Llanellen. This site has been allocated within the Monmouthshire Local Development Plan (adopted 27<sup>th</sup> February 2014) for residential development.

The site is allocated for "up to 15 dwellings" with 60% affordable housing provision, which is the standard affordable housing policy provision for 'Main Village' allocations within Monmouthshire.

Offers are invited for the sale of the freehold interest of the development site, on a conditional basis, subject to the purchasers achieving a detailed planning consent for the site. The Vendors wish to agree a sale of the site to the successful party, with detailed Heads of Terms promptly being agreed; progression to exchange of contracts and completion once a detailed planning consent has been achieved.

Offers are therefore invited on the basis that detailed planning consent will be achieved for the site by the purchaser. A non-refundable deposit of £25,000 payable on exchange of contracts is required to be paid to the Vendor.

The attached particulars provide all the necessary information on the site and for interested parties to review. Please note that the tender deadline is Midday Friday 29<sup>th</sup> January 2016. The vendors and selling agents reserve the right to extend this date if a reasonable request is received to do so, which is strictly down to the discretion of the vendor.

**Please do register your interest in this tender process, by emailing your details and expression of interest to [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk) with the subject heading "Expression of Interest for Land at Llanellen", to be kept updated of any amendments that arise during the tender process.**

Please ensure that all proposals /tenders submitted comply with the following;

1. Full name and contact details of the purchaser, including company registration details if applicable;



2. Company background and supporting information on credibility, developer experience and funding availability provision for the acquisition of this development land;
3. Any relevant information, or additional proposed terms, or assumptions made in relation to this acquisition proposal;
4. Confirmation that all offers are made on the basis of the sale terms as described in the particulars attached (unless otherwise clearly specified within your proposal). Whilst any sensible proposal will be considered for this land, the Vendor has a preference of offers being made on the basis of a conditional sale with the developer undertaking and obtaining the detailed planning consent for the site. Exchange of contracts will be undertaken once Detailed Heads of Terms have been negotiated and agreed, with completion conditional upon a detailed planning consent being achieved. The Vendors do not undertake to accept the highest, or any, of the tenders submitted.
5. Full contact details of the proposed solicitor that will be used, by the purchaser, on acceptance of any offer;
6. Offers should be made in pounds sterling, given in figures and words, and be a fixed amount. Ideally offers should be expressed as an uneven figure (to avoid two offers at the same sum being submitted);
7. Offers are not to relate to other bids, such as, "as a set percentage more than the highest bid received", or not on any escalating bid basis;
8. Confirmation of the ability for exchange of contracts to be achieved within a two month period (or other period clearly specified) from any offer being accepted;
9. Confirmation that a non-refundable deposit (to be deducted from the sale price on completion) of £25,000 (twenty-five thousand pounds) will be paid on exchange of contracts;
10. Confirmation that completion will be undertaken within two months of the detailed planning consent being granted, subject to a long stop date of two years from the tender deadline date;
11. Offers must be received by Midday Friday 29<sup>th</sup> January 2016. All offers are submitted on a "Subject to Contract" basis. Detailed and Agreed Heads of Terms will be prepared for any offer accepted to be mutually agreed for instruction to solicitors. The Vendors are not bound to accept the highest, or any of the offers submitted;
12. Please ensure that all tenders are submitted in a sealed envelope and marked "Private & Confidential – Tender for Land at Llanellen" on the front of the envelope. Please write a code on the back of the envelope, if you wish to check with the office that the tender has been received by the tender deadline. No tenders will be opened until after the tender deadline.

To discuss any aspect of this proposal, please do not hesitate to contact David Powell BSc (Hons) MSc MRICS FAAV, or Stuart Leaver BSc (Hons) MSc MRICS FAAV, on 01600 714140.

Yours faithfully,

**Powells Chartered Surveyors, Land & Estate Agents**

Email: [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)

Tel: 01600 714140

Encs: Particulars for Allocated Development Land at Llanellen