

Date as Postmark



Singleton Court Business Park
Wonastow Road
Monmouth
NP25 5JA

Telephone: 01600 714140
Fax: 01600 716744
Website: www.powellsrural.co.uk

SUBJECT TO CONTRACT

Dear Sir/Madam,

Sale of Residential Development Site adjacent to Yew Tree Close, Whitchurch, Ross on Wye Tender Information Letter

Please find enclosed particulars for the freehold disposal by Informal Tender of the above Development Site at Whitchurch, Ross on Wye. Detailed planning consent has been granted for 9 No. dwellings adjacent to the popular, and very accessible, village of Whitchurch.

Powells have been instructed to offer the freehold of the site for sale, and therefore offers are invited for the sale via Informal Tender.

Please see the attached Particulars, which set out the principal site information and reference to the principal planning documentation. A Planning Information Pack detailing the approved planning permission and site drawings is also attached. Please note the tender deadline of **Midday Wednesday 15th November 2017**.

Please do register your interest, by emailing your details to enquiries@powellsrural.co.uk with the subject heading "**Expression of Interest for Development Site adjacent to Yew Tree Close, Whitchurch**" to be kept updated of any amendments that arise during the tender process.

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

1. Full name & contact details of the purchaser, including company registration details;
2. Company background supporting information on credibility and funding availability provision along with stating confirmation that if successful with the tender the purchaser is in a fully proceedable position;
3. Please state any relevant information and/or proposed terms in relation to this acquisition;
4. Confirmation that all offers are on the basis of the sale terms as described in the particulars attached (unless otherwise clearly specified within your proposal);
5. Full contact details of the proposed solicitor and solicitors firm that would be used, 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 an uneven figure (to avoid two offers at the same sum being made);
7. Offers are not to relate to other bids, such 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 five week period of any offer being accepted (or other period clearly specified);
9. Offers shall be received by **Midday on Wednesday 15th November 2017**. All offers are submitted on a "Subject to Contract" basis. Agreed Heads of Terms will be prepared for any offer accepted for instruction to solicitors. The vendors reserve the right not to accept the highest, or any of the offers submitted.
10. Please ensure that all tenders are submitted in a sealed envelope and are marked "**Private & Confidential – Tender for Development Site adjacent to Yew Tree Close, Whitchurch**". Please write a code on the back of the envelope if you wish to receive confirmation that your tender has been received at the office by the tender deadline.

To discuss any aspect of this development site, please do not hesitate to contact David Powell BSc (Hons) MSc MRICS FAAV or Stuart Leaver BSs (Hons) MSc MRICS FAAV.

Yours faithfully,

Powells Chartered Surveyors, Land & Estate Agents

Email: enquiries@powellsrural.co.uk

Encs: Particulars for Development Site Adjacent to Yew Tree Close, Whitchurch
Planning Information Pack