

21 September 2023



Strensham Business Park
Strensham
Worcester
WR8 9JZ

T: 01684 853400
www.carverknowles.co.uk

SUBJECT TO CONTRACT

SALE OF LOTS 1 - 5 AT HAM HILL, CHELTENHAM

Following the high level of interest received for Lots 1 – 5 Ham Hill, Cheltenham we have been instructed to seek “Best and Final” offers for the property by way of an Informal Tender. The deadline for receipt of offers is **12 noon on Wednesday 4th October 2023**. All offers should be submitted in writing to Carver Knowles on the form attached to this letter.

The Tender Form can be returned by post (please be aware that our post is often delivered after 12 noon), hand delivered or emailed. All offers must be received on the attached form in pounds sterling and we advise the offer amount should be for an uneven figure to avoid identical bids.

For the avoidance of doubt, no offers will be accepted prior to the Tender deadline. No offers will be opened or discussed prior to the deadline (emails will be opened to confirm that the form has been properly received but the contents will not be discussed).

All those that have submitted a Tender will be notified whether they have been successful with their offer as soon as possible once we have received our Clients’ instructions, however it should be noted that our Client is not bound to accept the highest or indeed any offers submitted.

If you have any questions or queries, then please do not hesitate to contact me either on 01684 853400 or by email ellenfreeman@carverknowles.co.uk.

Yours faithfully,

Carver Knowles,

Ellen Freeman BSc (Hons) MRICS FAAV

CARVER KNOWLES

email: ellenfreeman@carverknowles.co.uk

Encs.



SALE OF LOTS 1 – 5 AT HAM HILL, CHELTENHAM (SUBJECT TO CONTRACT)

ALL OFFERS ARE TO BE SUBMITTED TO THE ADDRESS BELOW OR BY EMAIL

BEFORE: 12.00 NOON ON WEDNESDAY 4TH OCTOBER 2023

CARVER KNOWLES, STRENSHAM BUSINESS PARK, STRENSHAM, WORCESTER, WR8 9JZ

Email: ellenfreeman@carverknowles.co.uk

Tel: - 01684 853400

<p>1 All offers should be completed on this form and returned to this office clearly marked “Lots 1- 5 Ham Hill, Cheltenham”.</p>	
<p>2 Emailed forms are acceptable – please email to ellenfreeman@carverknowles.co.uk</p>	
<p>3 The successful bidder will be notified as soon as possible.</p>	
<p>4 Whilst it is our Client’s firm intention to sell the Property, our clients do not bind themselves to accept the highest, or indeed, any offer.</p>	
<p>5 Part of Lot 3 (as shown on the particulars), and all of Lot 4 are sold subject to a Development Uplift Clause reserving a 25% share of any uplift in value attributable to any non-agricultural planning consent granted for a period of 25 years from the date of completion. Each and every planning consent for the term will trigger the uplift and it is to be paid on the sooner of implementation of the planning consent, or sale with the planning consent.</p>	
<p>6 Please note as per the particulars, Lots 1, 2 and 3 are proposed to be affected by National Grids Visual Impact Provision (VIP) Project. Those making offers on Lots 1, 2 and 3 are advised to make their own enquiries to understand the implications of the proposed scheme on the land. Further information is available via Carver Knowles or via the VIP Project website and helpline (see particulars for contact details).</p>	
<p>Name of person(s) making offer</p>	
<p>Name of purchaser (if different)</p>	
<p>Address of person(s) making offer</p>	
<p>Tel Number</p>	
<p>Email Address</p>	
<p>Amount of offer in £ (all offers to be made in pounds sterling)</p>	<p>Offer for Lots 1 – 5 as a whole</p> <p>£.....</p> <p><small>*Please see points (5) and (6) above.</small></p>

<p>Amount of offer in £ (all offers to be made in pounds sterling)</p>	<p>Offer for Lot 1 – 8.65 acres of pasture</p> <p>£.....</p> <p>*Please see point (6) above.</p>
<p>Amount of offer in £ (all offers to be made in pounds sterling)</p>	<p>Offer for Lot 2 – 12.09 acres of pasture</p> <p>£.....</p> <p>*Please see point (6) above.</p>
<p>Amount of offer in £ (all offers to be made in pounds sterling)</p>	<p>Offer for Lot 3 – 15.64 acres with farm buildings/yard</p> <p>£.....</p> <p>*Please see points (5) and (6) above.</p>
<p>Amount of offer in £ (all offers to be made in pounds sterling)</p>	<p>Offer for Lot 4 – 3.33 acres of pasture</p> <p>£.....</p> <p>*Please see point (5) above.</p>
<p>Amount of offer in £ (all offers to be made in pounds sterling)</p>	<p>Offer for Lot 5 – 27.80 acres of pasture</p> <p>£.....</p>
<p>If you are making offers for multiple lots:</p>	<p>Please confirm if your offer for each lot is dependant on the other/s being successful:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>Solicitors Details</p>	
<p>Method of Funding (finance, cash etc)</p> <p>Please attach proof of funding to your offer i.e. cash funds or confirmation from lender.</p>	
<p>Please confirm if your offer is subject to selling any property.</p>	

