



**Doncaster
Council**

Property Address: **Land at Middle Bank, Doncaster DN4 5NG**

Terms of Disposal

Doncaster Council is seeking informal tenders for the whole or parts of this site on the following principle terms:

- The freehold interest of the site is being offered with vacant possession.
- The Purchaser will be expected to enter into a contract conditional upon the developer obtaining detailed planning permission.
- Upon exchange of contracts the Purchaser will be expected to pay a deposit equivalent to 10% of the purchase price.
- Upon exchange of contracts the Purchaser will also be expected to pay the Vendor's Surveyors costs amounting to 1.5% of the purchase price together with the Council's reasonable Legal costs. These fees will be non-refundable.
- The detailed planning application is to be submitted within 6 months from the selection of the Purchaser.
- Upon the grant of a satisfactory detailed planning permission the contract will become unconditional and completion of the sale will take place within 28 days with the Purchaser paying the balance (90%) of the purchase price.
- It is understood that an election tax has been made on part of the site and therefore VAT may be payable on the purchase price.

Offer Procedure

If you wish to submit an offer, please complete an Offer Form. An Offer Form and Address Label are available on request – email: samgen@doncaster.gov.uk

- (a) Offers should be submitted by **12 noon on Friday 6th April 2018** in writing using the Offer Form in a sealed envelope with no identifying marks other than the official Address Label provided.
- (b) Offers should be delivered to Doncaster Council, Strategic Asset Management, Civic Office, Waterdale, Doncaster DN1 3BU and should be posted recorded delivery, or delivered in person.
- (c) Offers received after this date may be disqualified.
- (d) Offers should be made subject to contract. Any other conditions attached to the offer must be clearly expressed within the offer submission.
- (e) Please supply the name and address of your Legal advisers, together with the name of the person who will attend to this matter, with telephone numbers and e-mail address, if known.
- (f) The offer should be accompanied by the following information:
- Financial Offer
 - Indication of initial proposals for the site, including a draft scheme layout and schedule of accommodation.
 - Details of how the proposals meet the Council's aspirations to deliver a high quality development.
 - If relevant, the tender should specifically state what assumptions have been made about any exceptional development costs the Purchaser has identified.
 - Information on previous schemes completed.
 - Proposed professional team.
 - Details of the development time frame.
 - Details of the proposed source of development finance together with financial information to demonstrate the ability of the proposed Purchaser to pay the price offered.
- (g) Any offers sent by facsimile will not be considered and may invalidate any offer submitted in the correct format due to the potential breach of confidentiality.
- (h) The Council reserves the right not to accept the highest, or indeed any offer made for the property.
- (i) All costs in preparing a bid will be at the bidder's expense.
- (j) The acceptance of an offer is subject to the formal approval of Doncaster Council.
- (k) Acceptance of an offer does not form a legally binding contract between the parties.
- (l) Variable or referential offers will not be considered.

The Council will select the Purchaser based upon development proposals, financial offer and track record and will contact the successful applicant following internal approval being granted. The Council reserves the right to withdraw the acceptance if Contracts have not been exchanged within 6 weeks of such approval.