  

**LAND AT HOLDEN FOLD, DARWEN**

**OFFER FORM**

**OFFER FORM FOR LAND AT HOLDEN FOLD, DARWEN**

I/we offer [COMPANY NAME] offer to purchase the property from the consortium of owners.

Company Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Company Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contact Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contact Email \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contact Mobile \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I/we offer to purchase the Property from the consortium of landowners for the sum of:

**Payment on Legal Completion**

Amount in Words \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Amount in Numbers \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Payment Variant – Deferred Payments [optional]**

Amount in Words \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Amount on Completion \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Deferment Payments \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signed \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I/we agree that if the offer is accepted we will pay the purchase price and complete the purchase.

**Please state any conditions to your offer**

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**Details of Solicitors if known at this stage:**

Company Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contact Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Company Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Are you the lead bidder in a partnership? Yes/No

If yes please state the name of your partner \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Have you partnered with affordable housing provider Yes/No

If yes please state the name of the provider \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**ADDITONAL INFORMATION**

Please provide the following additional information to support your financial offer:

1. Provide a layout with an accommodation schedule which also demonstrates how you have arrived at your gross to net developable area. Affordable dwellings should be identified on the layout.
2. Provide a design statement outlining your approach to the layout and how you have addressed design matters outlined in the approved masterplan and guidance notes.
3. Provide an external landscape plan identifying footpath connections and connectivity and the position of the NEAP.
4. Please provide a suite of typical house type designs that will be delivered on this scheme and demonstrate that you have met national space standards and Blackburn local space standards. Please confirm all garages have internal dimensions of 3m \* 6m. Please confirm all dwellings are Part L1a compliant and state how many dwellings are Part M4 Cat 2 compliant.
5. Provide a technical statement outlining your approach to matters such as earthworks, foundation design, drainage design and services infrastructure.
6. Provide a brief financial statement to prove you have the funds to make the purchase and undertake the development.
7. If you have considered it, please provide a statement with an alternative affordable housing tenure mix and outline any added value.

I/we accept that it is our responsibility to determine the condition of the land, including the ground conditions, the availability of services and necessary consents.

The offer form and additional information must be completed and returned by email to Phillip.mussell@leahough.co.uk or delivered to Lea Hough’s Euxton office.

Offers to be received by:

**12 NOON 13th MAY 2022**

The consortium of landowners are not bound to accept the highest or any offer.

The Property is offered subject to contract and planning.

The offers received will be considered and when a decision is known, the successful and unsuccessful bidders will be notified.