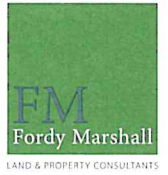


Land West of The Oaks, Masham

Offer Proforma – Subject to Contract



Name:	
Position:	
Company Name: Address: Contact Numbers: Email Address:	
Proposed Solicitor: Address: Contact Numbers: Email Address:	
Signed	
Date	

Offer Level

I/WE HEREBY OFFER THE NET SUM OF £

(WORDS).....

.....) for the purchase of the freehold

interest in the Land West of The Oaks, Masham HG4 4DT subject to contract.

Conditionality

If your offer is conditional on other matters, please provide information of this below.

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Funding

Please confirm your funding status (tick as appropriate).

Cash Funding	
Bank Funding	

If you are reliant on bank funding in order to complete the purchase, please confirm the name and address of lender, the level of funding required (% or sums) and how we can clarify that the funding is available.

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If your offer is wholly or partly cash, please provide details of how we can verify the availability of such funds (e.g bank or solicitor's details).

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Please confirm if your offer has received Board Approval or similar if required. If approval is necessary and has not yet been provided, please state the route required in order to achieve the approval and the proposed timescale for this.

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Please provide details on your payment terms:

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Details of Proposed Scheme

Please provide full details of the proposed scheme upon which your offer is based. Please also **attach a copy of your indicative site layout and/or details of any plot substitutions.**

Net Developable Area	Acres
No. of Private Sale Units	
No. of Affordable Units	
Total Net Sales Area of Private Sale Units	
Total Net Sales Area of Affordable Units	
Average Anticipated Private Sales Revenue per sq ft	£ per sq ft

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Planning Obligations

Please confirm what s.106 payments you have allowed for in your offer at the timings as outlined in the S106:

Planning Obligation	Amount	Tick as appropriate
	£	
	£	
	£	
	£	
	£	

Abnormal Costs

Please confirm the **total amount of abnormal costs** assumed in your offer, and subsequently outline the cost per item in further detail below:

£.....

Abnormal Development Item	Cost Allowance (£)	Fixed Position (Yes/No)	If No, what additional due diligence is required in order for you to provide a fixed cost position?

Timescales

Please confirm your proposed timescales to completion:

Exchange of contracts:	4 weeks from agreement of Heads of Terms

Submission of offer

The offer should be submitted by post for the attention Christopher Fordy to Fordy Marshall Ltd, Bowcliffe Hall, Bramham LS23 6LP and christopherfordy@fordymarshall.com **by 12 noon on Friday 14th September 2018**. Offers are to be submitted on this offer proforma together with any further documentation that you have produced and should be submitted in a sealed envelope clearly marked as "Private and Confidential – Land West of The Oaks". If you have not received an emailed response before the deadline, please assume that the offer has not been received and contact us without delay.

The Vendor shall not be bound to accept the highest or indeed any offer.

Any other comments