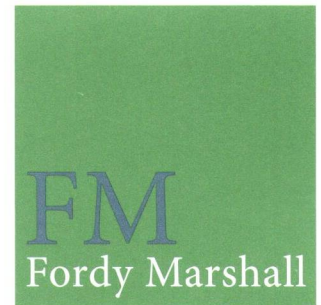


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LAND & PROPERTY CONSULTANTS

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Mobile: 07809 202 300

Email: christopherfordy@fordymarshall.com

Our Ref: CRF/LP/FM043

Subject to Contract

Land West of The Oaks, Masham HG4 4DT Outline Planning Permission Granted 19th April 2018

I am pleased to enclose for your attention a copy of our marketing brochure for Land West of The Oaks, Masham, which we are instructed to offer for sale by informal tender.

The whole site extends to approximately 2.7 ha (6.68 acres) and received Outline Planning Consent for residential and commercial development on 19th April 2018 for the erection of 'up to 60 houses, demolition of existing buildings, construction of commercial units (Use Class B1/B2/B8/D2) and informal public space.

The area being offered for sale, excludes part of the site zoned for employment use, and will incorporate the area 2.4ha (5.94 acres).

This property occupies a very attractive position at the western edge of the town and currently comprises permanent grassland. It enjoys a generally open aspect to the south and west, and borders Foxholme Lane and Westholme Road to the north, with existing properties to the east. Swinney Beck runs along the northern boundary between the site and Westholme Road.

Our clients have instructed us to conduct the sale by informal tender and the offer procedure is set out below.

Further supporting information can be supplied on request as detailed in the sales particulars.

Offer Procedure

The dates and conditions for offers are as follows:

1. Offers should be submitted to **Fordy Marshall Ltd** no later than **12 noon Friday 14th September 2018**.
2. Offers must be submitted for the whole of the property identified for residential development.
3. Offers are to be submitted for the freehold interest in the property, assuming vacant possession.



4. Offers are invited conditionally or unconditionally. Where conditions are attached, they should be clearly stated. Offers subject to planning consent should be accompanied with supporting information including:
 - Proposed Scheme Layout
 - Schedule of Proposed Accommodation
 - Confirmation as to what additional technical information/surveys will be required before exchange of conditional contracts.
5. Offers should be submitted in an envelope with 'Land West of The Oaks' written on the top left hand corner and marked for the attention of Christopher Fordy, Fordy Marshall Ltd, Bowcliffe Hall, Bramham LS23 6LP.
6. Each offer will be considered upon its merits. The vendor does not undertake to accept the highest offer, or any offer.
7. Offers will be accepted by email, but only prior to the closing date, and on the understanding that a hard copy and any supplementary information is also provided by post (email: christopherfordy@fordymarshall.com).

Offer Requirements

All offers should be submitted on the attached proforma, and include the following information:

- Details of Parties Involved.
- Where appropriate the status of board, or similar, approval.
- Confirmation of financial backing/ability to complete the purchase. If funding is required, then confirmation from the funders concerning the loan facility for the intended purchase should be included.
- Full solicitor's details.
- If your offer is to be submitted on a subject to planning basis, details of your proposals must be included to assist with evaluation.

If you have any queries in relation to the above information, please do not hesitate to contact me.

Yours sincerely

Christopher Fordy BSc MRICS
Director