

April 2026

Land at Lady Lane/Whinney Lane, Harrogate

1. This document sets out the bidding process, the required format for offers, and the potential for interviews.
2. The land being marketed for sale is identified indicatively on the plan appended to this document, known as 'Land at Lady Lane/Whinney Lane, Harrogate, HG3 1QD'.

Bidding process / format for offers

3. The property is being offered for sale by informal tender. Fordy Marshall Ltd and Strutt & Parker are acting as joint agents on behalf of the property's owners.
4. Interested parties are invited to bid to purchase the entire property which totals approximately 70.63 acres (28.52ha). This area of the property is delineated on the relevant plan provided in the dataroom and sales brochure.
5. The deadline for offers is set for **12 noon on Friday 10th July 2026**.
6. The Bidding Proforma (available in the dataroom) should be used to submit a bid alongside all relevant supporting documents that are detailed below.
7. The Bidding Proforma should be submitted via email only to Christopher Fordy (christopherfordy@fordymarshall.com) and Rob Close (rob.close@struttandparker.com)
8. Covering emails should be headed 'Land at Lady Lane/Whinney Lane, Harrogate – Informal Tender Submission – not to be opened until **12 noon on Friday 10th July 2026**.
9. Bids will be considered on their merits including the level of financial offer received and the likely timescale to completion and payment. Please state whether the bid is conditional on securing funding.
10. Bidders should clearly state whether any conditionality is linked to the proposed offer and the costs and timescales associated with such conditions being satisfied.
11. All offers should be made exclusive of VAT.
12. A 5% deposit will be required on exchange of contracts.
13. The seller does not commit to accept the highest or any bid. Any accepted bid will be subject to approval.
14. Several supporting technical studies, plans, surveys etc. are available to interested parties in the dedicated dataroom. These are provided on a 'for information only basis' and should not be relied upon.
15. To reach a decision, best and final bids may be requested from some/all bidders and interviews may be held.
16. Bidders bidding on a conditional on planning basis should provide details of their proposed scheme including a schedule of proposed accommodation including tenure mix as well as proof of any discussions held with the local planning authority in respect of those proposals and programme to submit a planning application and secure permission.
17. Bidders should, where possible, evidence a track record of projects similar to their proposed scheme for this site.
18. Bidders should provide confirmation, that funding is available to purchase the property at the price proposed, as well as the proposed funding structure. If the proposal involves a funding partner, please have them provide a letter of evidence. Alternatively, if funding is proposed to be internally sourced, audited accounts for the past three years should be submitted alongside the financial offer.
19. Please note that our client does not bind itself to accept the highest bid and reserves the right at its sole discretion to terminate, modify or suspend the bid process or the transaction at any time.
20. No representations or warranties will be given by the vendors and the property and assets are to be sold on an as seen basis.
21. Please contact Christopher Fordy (christopherfordy@fordymarshall.com) or Rob Close (rob.close@struttandparker.com) if you have any queries.

BIDDER GUIDANCE NOTE/INSTRUCTIONS



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Bidder name (as it would appear on a contract)

Bidder Contact Details

Bidder's Proposed Solicitor Address and Contact Details

Level of Approval to Offer (Regional or Main Board)

BIDDER GUIDANCE NOTE/INSTRUCTIONS



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Bid Confirmation

| | | |
|--|-----|----|
| Confirmation that all relevant Information in the data-room has been read and understood | Yes | No |
|--|-----|----|

Offer

| | | |
|--|-----|----|
| Offer Price | | |
| Payment Profile (including level of deposit) | | |
| Have you made allowance for a 5% deposit on exchange | Yes | No |

Please provide details of any conditions attached to your offer (preference for offers unconditional on planning)

Where the offer is made subject to Planning, please provide details of what the specific requirements associated with that conditionality relate to.

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Affordable Housing

| | |
|--|--|
| <p>Are the values for the affordable housing element in your appraisal based on an offer from a Registered Affordable Housing Provider or based on an allowance linked to North Yorkshire Council Transfer Values?</p> | |
| <p>If your Affordable Housing values are based on Transfer Values, please express the rate applied.</p> | |
| <p>Abnormals/Deductibles (please add lines if required)</p> | |
| <p>Surface Water Drainage</p> | |
| <p>Foul Water Drainage</p> | |
| <p>EO Foundations</p> | |
| <p>Highways / Access</p> | |
| <p>Cut and Fill</p> | |
| <p>Other</p> | |
| <p>Other</p> | |
| <p>Other</p> | |
| <p>Other</p> | |
| <p>Are there any technical matters that you feel require further information, clarification or are outstanding?</p> | |

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S.106 Contributions/BNG

| | | |
|---|-----|----|
| Total S.106 contributions costs allowed for (please provide breakdown) | | |
| Has indexation been allowed for in the above figure? | Yes | No |
| Please confirm indexation figure. | | |
| BNG credit costs allowed for | | |

Proposed Scheme and Further Information

| | | |
|---|-----|----|
| Is your offer based on a layout? | | |
| Net Developable Acreage | | |
| Total coverage of Scheme (sq. ft) | | |
| Total coverage of Open Market (sq. ft) | | |
| Total coverage of Affordable Housing (sq. ft) | | |
| Are you in general accordance with the parameters of the development framework plan? | Yes | No |
| Total number of units proposed (OM / AH / Total) | | |
| Are you compliant with the LPA Mix Policy (where applicable)? | Yes | No |
| Proposed Mix | | |
| 1 - bed (OM / AH / Total) | | |
| 2 - bed (OM / AH / Total) | | |
| 3 - bed (OM / AH / Total) | | |
| 4 - bed (OM / AH / Total) | | |
| 5 - bed (OM / AH / Total) | | |
| Proposed private revenue values - blended (£ per sq. ft) | | |

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Funding

Please provide details of how the purchase would be funded

Board Approval

Please provide details of your board approval process

Legal Costs

Has the bid made allowance for payment of the vendors legal costs in managing the sale. This will be required as an unconditional undertaking to cover abortive costs in the event a sale does not proceed for whatever reason

Yes

No

If yes what sum has been allowed for