

Tender Form – Land at James Street, Westhoughton, Bolton BL5 2EB

Subject to Contract

We have been instructed by our client, Bolton MBC, to invite bids for the land and property known as Land at James Street, Westhoughton, Bolton BL5 2EB

Offers must be submitted in writing and be received no later than **12pm Friday 29 October 2021** marked for the attention of John Fletcher and submitted to the office of Fletcher CRE - 1st Floor, Suite B, Lostock Office Park, Lynstock Way, Lostock, Bolton BL6 4SG or via email to john.fletcher@Fletchercre.co.uk.

Offers must include the following information:

- 1) Purchasing entity (including any relevant background information) and contact details;
- 2) Net offer, including any fees (note VAT is not applicable);
- 3) Any Conditions associated with offer; Please note, the client will **NOT** consider subject to planning bids
- 4) Confirmation of the level of due diligence undertaken in formulating the net offer
- 5) Details of how the purchase will be financed (for example cash funds or external funding) and any funding pre-requisites (if applicable). Proof of funding should be provided;
- 6) Proposed timescale for exchange of contracts and completion;
- 7) Contact details of purchaser's solicitor; and
- 8) Any other information considered relevant, for example track record.
- 9) As part of Bolton MBC's land disposal strategy the successful bidder will have to contribute 5% + VAT of the purchase price subject to a minimum fee of £1,750 + VAT, to the councils professional costs towards the disposal. The offer net of fees should be stipulated in the submitted tender. Where the fees are not detailed it will be assumed the fees are in addition to the purchase price offered.

Please note Bolton MBC is not obliged to accept the highest or indeed any offer. Interested parties are encouraged to view the site externally. If you require any further information prior to 29 October 2021 please do not hesitate to contact us.

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