

BEST BIDS— FRIDAY 7TH JULY 2023 AT 12 NOON



**Former Bishops Court Care Home, The Heathers, Boughton, Nottinghamshire
NG22 9HY**

Development Land

- ▶ **Cleared site area of c.1.91 acres**
- ▶ **Established residential cul-de-sac location**
- ▶ **Good access to leisure, retail, healthcare & educational facilities**
- ▶ **Edge of settlement location near to open countryside**

For enquiries and viewings please contact:



Craig Straw
07967 680 964
cstraw@innes-england.com

Location

The site is located within the village of Boughton, adjacent to the town of Ollerton. A broad range of facilities including two supermarkets, a primary school and a range of retail & leisure amenities are within close proximity.

There are good public transport links with regular buses serving Nottingham, Mansfield, Worksop and Retford. The A614 lies approximately 1.5 miles to the west and comprises one of the main arterial routes linking Nottingham (which is situated approximately 15 miles south west) with the A1.

Description

The property comprises a self contained site of c.1.91 acres. The site was previously occupied by a single storey care home facility which has been demolished leaving a vacant "brownfield" site encompassed by boundary trees.

Accommodation

	Hectares	Acres
Total	0.77	1.91

Planning

The site has the potential for redevelopment either for continuing healthcare uses or residential purposes subject to the requisite consents. A pre-application enquiry has been made of the Local Planning Authority, Newark & Sherwood District Council, which concluded the principle of residential development of the site for c.25 dwellings could be acceptable. A copy of the pre-application and response is contained within the Data Vault.

Tenure

The property is held freehold.

Price

Offers are invited on a conditional or unconditional basis for the entire site by midday on 7th July 2023.

Offers are to be submitted via the County Council's portal: Project reference: DN676632

Portal Link: <https://procontract.due-north.com/ProjectManagement/ProjectDashboard?projectId=7d976f05-d514-ee11-8123-005056b64545>

VAT

We understand that VAT will not be charged in addition to the purchase price although this is subject to confirmation by the Vendor's solicitors.

Legal Costs

Buyers Premium - Please be advised that an additional payment of 2% of the sale price is to be paid by the buyer to cover the vendors professional fees.

Viewings

Viewings are strictly by appointment only with sole agents Innes England

Information Pack

An information pack including the following is available online:

- Pre-application enquiry
- Pre-application response
- Highways Appraisal
- Topographical Survey

Access to the information pack is password protected and available from the Agent.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 29-Jun-2023



June 2023
Our Ref: CS/KJ

TO WHOM IT MAY CONCERN

Ref: Invitation to Tender: Former Bishops Court Care Home, The Heathers, Boughton, Nottinghamshire NG22 9HY

Thank you for your interest in the Nottinghamshire County Council's Property known as the Former Bishops Court Care Home, The Heathers, Boughton NG22 9HY.

The site is to be sold by Informal Tender and we are inviting Bidders to submit offers for the freehold interest in the property on an unconditional, subject to contract only, or conditional basis (or both) in £s sterling which should be for a fixed amount and must not have reference to any other bid (i.e. 1% or £1 more than the highest offer). Bids will only be considered if:

- Submitted via www.eastmidstenders.org
- It is submitted using the 'Form of Offer' document on the electronic tendering system
- Is in accordance with the tendering instructions provided
- It is received by the date and time specified for receipt of offers

If you would like to confirm to us when this has been submitted, please email Craig Straw (cstraw@innes-england.com)

Closing date for offers 7th July 2023 at 12.00 noon.

Offers must include:

- Identity of Purchaser including a summary of their track record and financial standing.
- Offers are to be on the basis of the property as seen and outlined for identification purposes only in the sales particulars.
- Confirmation of whether the bid is subject to board or any other further approval.
- Details of how the purchase and scheme of development will be funded together with a letter from the funding source confirming the funds/facility is in place.
- A programme for exchange of contracts and formal completion together with deposit arrangements, status, and level.
- Any conditions of an offer should be clearly stated within the offer.
- Any Technical assumptions made in formulating the offer.
- If the bid is conditional a proposed programme for the satisfaction of conditions.
- Contents of any surveys and other reports that have been provided or obtained by the bidder.
- Details of any further due diligence, if any, to be undertaken prior to completion together with the related programme.
- Conditional offers should itemise any abnormal cost, section 106, CIL and affordable housing assumptions together with a masterplan of the proposed scheme.
- A bidder may wish to include an overage agreement that offers to share proceeds over an expected GDV. If so the GDV and a suggested method of calculation are requested.

- If the bid is supported by forward sales to operators such as affordable housing and / or PRS operator's, then please confirm the following:
 - a. Who these operators are
 - b. The payments agreed in principal or otherwise
- The bidder's solicitor's details.
- All bidders will be notified of the outcome of its offer (successful/unsuccessful) via a e-notification sent from the Portal and by follow up email.

Notice

1. Offers must be submitted before the deadline using the 'Form of Offer' document available on Nottinghamshire Country Council's approved electronic tendering system.
2. The electronic tendering system is accessed through www.eastmidstenders.org also known as ProContract. Bidders are required to register with the portal in order to submit an offer. Bidders will not be able to complete submissions unless the "Accept" button has been clicked for the Terms and Conditions of Tender. If you experience any issues with the system, and the [online help tools](#) cannot assist, please contact the Technical Support Team. ProContractSuppliers@proactis.com.
3. Any offer received by the Council or the Agent outside of the approved electronic tendering system, late, not in the correct form or not containing the correct content may be rejected as non-compliant.
4. No offers will be accepted that include a rising bid or if linked to another bid or property. If such a bid is received the Council may reject such a bid as non-compliant.
5. Please note all offers will be reviewed by Nottinghamshire County Council but the Council, in its absolute discretion, is not bound to accept the highest or any offer.
6. Once bids have been received the vendor will enter a short period of clarification that may or may not include an interview. If bids are deemed to be close a further round, or rounds, of bidding may be requested to generate a preferred bidder to proceed to contract.
7. Each party to be responsible for their own legal costs.

Late Bids

The Council's approach to "late tenders" will vary depending upon the method of land disposal used and considered in the context of the individual circumstances at the time. Any "late tenders" received after the expiration of time for tendering, or which contravene any provision of the tendering conditions or instructions will only be opened with the authority of the Assistant Chief Executive after consultation with the relevant Lead Cabinet Member and be subject to The Councils overriding duty to obtain the best consideration that it can reasonably obtain (subject to any exceptions in the General Disposal Consent).

Yours faithfully



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