

Bidder Guidance Note / Instructions

Client/Site:	Land and Presbytery at Carr House Drive, Durham, DH1 5HZ		
Sole selling agent:	Avison Young	Date:	June 2025

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 and Presbytery at Carr House Drive, Durham, DH1 5HZ.**
3. Bids are invited on an “either with, or without the Presbytery” basis, as explained below.

Bidding process / format for offers

4. The property is being offered for sale by informal tender. Avison Young is acting as sole selling agent on behalf of the property's owner.
5. Interested parties are invited to bid to purchase the entire property and/or the property excluding the Presbytery building and immediately surrounding land, which totals approximately 0.23 acre (0.093 ha). This area of the property is delineated on the relevant plan provided in the dataroom.
6. Parties are encouraged to bid on both bases, and we request that bids are submitted on separate bid proformas if they wish to do so.
7. **The deadline for offers is set for 12 noon on Thursday 24 July 2025. Bids received after this time may be rejected.**
8. The Bidding Proforma (available in the dataroom) should be used to submit a bid alongside all relevant supporting documents that are detailed below.
9. The Bidding Proforma should be submitted via **email only** to Jacob Clark (jacob.clark@avisonyoung.com), Dai Powell (dai.powell@avisonyoung.com) and Mark McKelvey (mark.mckelvey@avisonyoung.com)
10. Covering emails should be headed '**Land and Presbytery – Tender Submission – not to be opened until 12 noon on Thursday 24 July 2025**'.
11. 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.

12. Bidders should clearly state whether any conditionality is linked to the proposed offer and the costs and timescales associated with such conditions being satisfied.
13. If a bid is accepted on a 'subject to' basis, the purchaser will be given a maximum of 12 weeks from agreement of Heads of Terms to satisfy all non-planning related conditions. At that point, it will be expected that exchange of contracts will take place, subject only to planning permission.
14. All offers should be made exclusive of VAT.
15. A 10% deposit will be required on exchange of contracts.
16. The seller does not commit to accept the highest or any bid. Any accepted bid will be subject to approval.
17. 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.
18. To reach a decision, best and final bids may be requested from some/all bidders and interviews may be held.
19. 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.
20. Bidders should, where possible, evidence a track record of projects similar to their proposed scheme for this site.
21. The property will be sold with vacant possession.
22. Bidders should provide confirmation, from their bank if necessary, 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.
23. 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.
24. No representations or warranties will be given by the vendor and the property and assets are to be sold on an as seen basis.
25. Please contact jacob.clark@avisonyoung.com, dai.powell@avisonyoung.com or mark.mckelvey@avisonyoung.com if you have any queries