



## BID PROFORMA

Former Library, Mill Road, Cambridge, CB1 2AZ

Subject to contract – freehold for Sale

November 2022

Offers are invited via informal tender not later than 12<sup>th</sup> January 2023 at 3pm. All bids must be received before this deadline. The vendor reserves the right not to consider offers received after this deadline.

All offers must include this bid proforma, with all parts completed in writing in full and including the necessary attachments. Completed bid pro-formas should not exceed 9 pages in length (including additional pages but excluding attachment providing copies of evidence).

Please send all completed proformas and offers via email to [bgilbey@geraldeve.com](mailto:bgilbey@geraldeve.com) & [tball@geraldeve.com](mailto:tball@geraldeve.com) marked for the attention of Ben Gilbey and Tristan Ball.

Our clients will consider all written offers made on the property but are not obliged to accept the highest or any offer should they not meet expectations. In deciding its preferred offer, our clients will exercise a fiduciary duty, comply with normal and prudent commercial practices and consider all the information provided by bidders in this pro-forma with the final selection made by elected Councillors. As stated in marketing correspondence, there is a preference for unconditional offers.

Please complete the form below and return with supporting information no later than the tender deadline.

1.	<b>Purchaser Details (Complete in Full)</b>	<div>Company Name &amp; Number/Individual/s Names(s) ..... (Please provide name that would appear on the contract) ..... Address ..... ..... ..... Telephone ..... Mobile ..... Email .....</div>
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2.	<b>Offer</b>	<p>Interest Offered:</p> <p>The is offered for sale with vacant possession.</p> <p>The seller has a preference for an unconditional on planning sale of the whole but will consider all offers.</p> <p>Please specify your offer(s) here:</p> <p>Amount in pounds £</p> <p>Amount in words:</p>
3.	<b>Conditions</b>	<p>If there are conditions attached to your offer, please provide details of the conditions and investigations which need to be satisfied prior to an exchange of contracts and which would condition completion. Please note, the conditionality of offers will be an important consideration when assessing deliverability of offers.</p> <p>If your offer is subject to planning for a change of use, please detail the investigations undertaken and append any additional information you consider necessary for us to analyse the deliverability of a scheme, including but not limited to plans/feasibility studies, planning advice etc.</p>
4.	<b>Approvals</b>	<p>Please confirm that Board Approval (where applicable) has been secured in respect of the offer (the relevant Board Minutes may be requested), and if not, what further approvals are required and associated timings.</p>
5	<b>Proof of funding</b>	<p>Please provide proof of funding for your proposed purchase.</p> <p>Please note offers that are not accompanied by proof of funding for the proposed purchase may not be considered.</p>

		<p>If your offer is subject to third party funding, please provide details of the deposit you hold, the required borrowing, any proof of support/decision in principle, timing implications and any conditions that need to be satisfied to release funds.</p> <p>(please attach)</p>
6a.	<b>Proposed Use – Planning</b>	Please provide full details of your proposed use for the property, and whether this accords with the current planning designation.
6b.	<b>Planning Use – Building</b>	Please provide full details of any alterations required for your use of the property and your knowledge/ track record of completing these works in relation to Listed Buildings / heritage properties.
7	<b>Previous experience</b>	<p>Please provide full details of your track record in respect of owning and operating properties in line with your proposed use, including track record of relevant acquisitions.</p> <p>Please provide full details of your track record of maintaining and safeguarding heritage assets and assets of community value.</p> <p>(please use an additional sheet if necessary)</p>
8.	<b>Economic, Social and Environmental impacts of your proposed purchase</b>	<p>Please provide full details of how your acquisition of the property would promote or improve (if applicable) to persons residing in Cambridgeshire improved:</p> <p>a) economic well-being ,</p>

		<p>b) social well being and/or</p> <p>c) environmental well being</p> <p>(please use an additional sheet if necessary)</p>
9.	<b>Money Laundering</b>	<p>The successful party must submit information on the purchasing entity to comply with Money Laundering regulations upon agreement of heads of terms. Please confirm this is understood and agreed:</p> <p>Yes/No (delete as appropriate)</p>
10.	<b>Completion/Timing</b>	<p>Please confirm your anticipated timetable for an exchange and completion.</p>

11.	<b>Solicitor's Details</b>	Company Name ..... ..... Address ..... ..... Telephone ..... DX ..... Contact ..... Name ..... Email .....
12.	<b>Signed</b>	Signature ..... Name ..... Position ..... Date ..... On behalf of ..... Email .....

**Ben Gilbey**  
 Senior Associate  
 For and on behalf of Gerald Eve LLP

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The Seller does not undertake to accept the highest, nor any offer and reserves the right to require selected bidders to submit further bids by a date to be specified, if deemed appropriate by the Seller.

All offers submitted are to be exclusive of VAT.