

Our Ref: LD02

17 October 2016



3 Brindleyplace
Birmingham
B1 2JB

T: +44 (0)8449 02 03 04

F: +44 (0)121 609 8314

gva.co.uk

Direct Dial: 0121 609 8059

Email: laura.loftus@gva.co.uk

Dear Sirs

Former Solihull Magistrates Court and Annex– Subject to Contract

Following a period of marketing of the above our client, Her Majesty's Courts and Tribunals Service (HMCTS) intend to run an informal tender process to seek offers on the above property, thereby ensuring a transparent process that formalises the sales process and creates procedural surety around it.

We are seeking offers for the freehold interest, subject to contract, in the former Solihull Magistrates' Court and Annex on behalf of HMCTS by noon on Tuesday 29th November 2016. The property is to be sold as seen in its current condition and interested parties must rely on their own measurements, and other surveys.

Offers

All offers must include the following information:-

1. The full identity, name and address of the purchaser (and in the case of a limited company, the company name, address, Registration Number, and names of Directors).
2. The offer price expressed in pounds sterling.
3. Confirmation of the purchaser's solicitor's name, address and contact details are required, including their relationship with you. Details of your property advisors should also be provided, if appropriate.
4. Proof of Funding. Evidence of funds to complete the purchase at the offer level stated must be provided.
 - Written confirmation from your bank is required stating whether these funds are held in cash or,
 - If the purchase is to be bank financed, an offer of funding or confirmation of intention and level to be funded should also be submitted.
5. The offer must confirm whether it is conditional or unconditional and state that it is not reliant on any further negotiations with HMCTS or further surveys. Conditional offers must stipulate:
 - i. any conditionality in full;
 - ii. the level of deposit offered, including the amount to be non-refundable;
 - iii. proposed timescale for satisfying such conditions.
6. The offer should include a statement on your proposed future use(s) for the building or site.
7. If the offer is subject to planning your offer must include:
 - i. Proposed use(s);
 - ii. Scheme layout, including proposed means of access;



INVESTORS
IN PEOPLE



Printed on
Recycled Paper

- iii. Schedule of areas;
 - iv. Proposed level of car parking;
 - v. Justification of approach;
 - vi. Details of team / consultants;
 - vii. Affordable housing provision (if appropriate);
 - viii. Allowance for other planning contributions;
 - ix. What allowances have been made for abnormal development costs;
 - x. A copy of the development appraisal;
 - xi. Track record on demonstrating planning success.
8. Confirmation of your ability to complete the purchase and your proposed timetable for this. This should be reflective of whether your offer is unconditional or conditional.
9. The sale will be subject to overage and betterment. The specific details of the arrangement will be discussed and agreed with the preferred purchaser dependent upon the nature of offer submitted. If the offer seeks to not accept this principle, this must be clearly stated.
10. Confirmation that all Board, Trustee and /or third party approvals have been obtained, and if not the process and timeframe for gaining necessary approvals.

Property Information

HMCTS has building information available to download from www.hmcts-courtdisposals.co.uk. The information has been provided by third parties and not verified by Bilfinger GVA. No warranty is given.

Any party requiring any further information must rely on their own enquiries.

Viewings

Viewing will be strictly by appointment only on scheduled dates, please contact Laura Loftus on 0121 609 8059 / laura.loftus@gva.co.uk to arrange.

Submission of Offer

Offers must be submitted in a sealed envelope, marked Private & Confidential, Former Solihull Magistrates' Court and Annex by no later than 12 noon on Tuesday 29th November 2016 to:-

Laura Loftus, Bilfinger GVA, 3 Brindleyplace, Birmingham B1 2JB

Alternatively, offers can be emailed to laura.loftus@gva.co.uk, the subject line must read Former Solihull Magistrates Court and Annex – Offer. Bilfinger GVA accepts no responsibility for any IT failings.

Next Steps

Following receipt of offers, we will review all offers and seek any clarification required. Should a number of offers be received at a similar financial level on similar terms, HMCTS reserves the right to run a second stage tender. However, interested parties should not rely on a second stage to provide their best and final offer.

Please note that our client reserves the right not to accept the highest or any offer received.

I look forward to receiving offers in due course. Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely



Laura Loftus
Principal Development Surveyor
For and on behalf of GVA Grimley Limited