

WILLOW HOUSE, WALMGATE, YORK – Annex 2 List of Bids

BIDDER	OFFER	PRE-CONTRACT ENQUIRIES	CONDITIONS	USE	TIMESCALE	FINANCE	COMMENTS
<b>Bidder 1</b>  SPV of Empiric Student Property PLC guaranteed by ESP PLC	<b>£2,825,000</b>	Usual surveys and title	Satisfactory planning permission	126 bed student housing scheme.	1 month contract. 2 months planning application 11 months planning  20 months long stop (all dates from now)  Aim to complete within 8 weeks	Cash/internal resources	<ol style="list-style-type: none"> <li>£100,000 refundable deposit.</li> <li>Looking to reduce price if surveys reveal abnormal costs. Would need to be fixed prior to exchange.</li> <li>New build scheme including some development on land fronting Walmgate.</li> </ol>
<b>Bidder 2</b>	<b>£2,697,000</b>	Ground survey	Satisfactory planning permission	128 bed student scheme	8 weeks to exchange  No timetable for completion or longstop provided albeit discussed at inspection.	Not disclosed but can be made available if offer of interest – not clear where funding coming from and whether any risks.	<ol style="list-style-type: none"> <li>3 storey new build scheme. Smaller block on garages site also 3 storey.</li> <li>Extends into green space area fronting Walmgate.</li> <li>10% deposit offered but not stated whether returnable.</li> <li>Overage offered at £21,000 per room in excess of 128 no.</li> </ol>
<b>Bidder 3</b>	<b>£2,650,000</b>  3 storey but requires tree to be removed	Usual surveys and title	Satisfactory planning permission	168 bed new build student housing scheme.	3 months contract  5 months planning.  (consecutive)	Cash	<ol style="list-style-type: none"> <li>10% refundable deposit.</li> <li>Overage considered if appropriate mechanism.</li> <li>New build scheme including some development on land fronting Walmgate.</li> <li>Scheme is 3 storey but requires removal of the tree.</li> </ol>

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BIDDER	OFFER	PRE- CONTRACT ENQUIRIES	CONDITIONS	USE	TIMESCALE	FINANCE	COMMENTS
<b>Bidder 4</b>	<b>£2,325,000</b>		Detailed planning permission for C2 Care Home of no less than 66 beds	Care Home	Exchange 28 days from full legal pack Submit planning application 3 months of exchange Completion 10 days after satisfactory planning (after judicial review period – no long stop stated).	Cash	<ol style="list-style-type: none"> <li>1. 3 storey development with no roof space.</li> <li>2. No further Board approvals needed.</li> <li>3. New build scheme including some development on land fronting Walmgate.</li> <li>4. Two month exclusivity period required for ground investigations.</li> <li>5. 10% deposit returnable</li> </ol>
<b>Bidder 5</b>	<b>£1,950,000</b>  3 storey and tree retained	Usual surveys and title	Satisfactory planning	130 bed new build student housing scheme.	3 months contract 5 months planning. (consecutive)	Cash	<ol style="list-style-type: none"> <li>1. 10% refundable deposit.</li> <li>2. Overage considered if appropriate mechanism.</li> <li>3. New build scheme including some development on land fronting Walmgate.</li> </ol>