ASHBANK, SHIPTON ROAD, YORK – Annex 2 – Schedule of Bids

UNCONDITIONAL

BIDDER	OFFER (Net Capital Receipt)	PRE-CONTRACT ENQUIRIES	CONDITIONS	USE	TIMESCALE	FINANCE	COMMENTS
Bid 1	£1,510,000 (£1,160,000)	Normal enquiries? (need clarification)	None	Conversion and extension of main house to 7 apartments plus 2 large houses in the grounds.	Exchange 4 to 6 weeks. 2 to 4 weeks to complete	10% deposit and cash offer – proof provided.	No overage. No further permissions required
Bid 2	£900,000		None	Not provided but believed to be residential	4 weeks.	Cash but no proof provided yet.	Caveated against any affordable payment under new policy. Clawback required

CONDITIONAL

BIDDER	OFFER (Net Capital Receipt)	PRE-CONTRACT ENQUIRIES	CONDITIONS	USE	TIMESCALE	FINANCE	COMMENTS
Bid 3 Anchor Housing	£1,350,000 (£1,350,000)		Subject to planning.	C2 use for 51 units. See detailed scheme plans.	Exchange – 3 months. Full Planning – 6 months from exchange. Completion – 14 days from satisfactory planning and expiry JR period.	No details but believed to be cash.	Scheme includes Barleyfields. Anchor concerned to maintain confidentiality for as long as possible. Anchor agree to extending Option agreement for 2 years to give protection against non-completion.
Bid 4	£1,400,000 (£1,085,000)	Archaeology and geotechnical, building survey for demolition etc.	Subject to planning	16 No. units comprising 9 mews houses and 7 apartments. Assisted Living scheme for over 55's.	Exchange of contracts – 28 days. Planning Application within 6 months of exchange. Right of Appeal required.	Private equity. No debt funding.	Comprehensive redevelopment including of Ashbank House. Scheme provides for 16 units i.e., in excess of the maximum permitted under the option. No overage. Doesn't comply with option agreement both in terms of number of units and also the location of Anchor parking spaces.
Bid 5	£1,350,000 (£1,050,000)			Full demolition of all buildings and 9 new build houses	Incomplete details.	Cash purchase but no proof provided as yet.	Excludes affordable housing