

Purchaser	Agent	Purchase Price	Deposit	Cash Buyer	Further Approvals Required	Exchange/ Completion	Conditions	Inspected the Property	Surveys Required	Solicitors Details Provided	Comments
Signature Senior Lifestyle Developments Ltd.	Direct	£11,100,000	£100k		No	Exchange asap/ 28 days Comp following planning	Planning consent for C2 Nursing home (93 units).	Yes	Environmental surveys	no	Subject to planning bid. Detailed redevelopment scheme provided. Credible bidder with good track record.
Equinox Living Ltd	Direct	£10,700,000	10%	No	Require debt financing	4 weeks Ex / 9-12 weeks Comp	Conditional on funding which has not yet been secured	No	No	yes	Have not viewed the property so very significant risk around deliverability of this bid. Also need bank finance which is becoming difficult to secure in the current market.
Ocea Group Limited	Direct	£9,510,000	No	No	No	4 weeks Ex / 4 weeks Comp	Conditional upon issuing a VAT 1614D certificate to disapply the Option to Tax (VAT) the building	Yes	no	yes	100% social housing scheme which would be leased to GBC /HA at discount to LHA. Alternatively the same level of bid stands for a PD scheme. Need to discuss with your finance team any implications of the requirement for a 1614D certificate.
BSD UK Construction	Steven Lewis - Lewis & Partners	£9,500,000	No	Yes	No	2 weeks Ex / 8 weeks Comp	Subject to Contract only	Yes	No	Yes	Unconditional cash buyer. Have undertaken inspections with their professional team. Have designed and priced their scheme.
Shaviram Group	Knight Frank - Paul Modu	£9,000,000	10%	Yes	Silent	10 days Ex / 10 days following grant of PD	Many! - but conditional on PD being approved	Yes	Yes	Yes	Conditional bidder who only inspected 2 days before the bid deadline. Will have done only very limited due diligence.
Lipman Properties Limited	Harvey Veitch - Bray Fox Smith	£8,550,000	20%	Yes	No	10 days / 28 days Co	No	No	No	yes	Agents inspected with another developer who declined to bid. Concerns about the level of due diligence
Muller	Direct	£8,500,000	£10k	Yes	No	Ex 1 month/ comp 6 weeks after planning	Option Agreement for 18 months. Subject to planning.	No	no	Yes	Subject to planning bid based on an option only. Detailed redevelopment scheme provided.
Stonagate Homes	Curchod - Gary Whitaker	£8,050,000 - Uncon £12,150,000 - STP	£100k	Yes	No	A option for a period of 12 months for the higher bid. Lower bid 20 days for exchange.	Lower bid unconditional. Higher bid subject to unspecified planning consent	Yes		No	Lower bid is unconditional. Higher bid is based on achieving an unspecified satisfactory planning consent. This is designed to look attractive but unlikely to be capable of delivery.
Basi Developments SPV (c/o Grandera)	Direct	£6,000,000 - 57 PD units £7,500,000 - 69 PD units	10%	Yes		14 days Ex / 4 week Comp	Subject to PD consent. Higher price is based on planning for 2 additional floors	Yes	Building Surveys	yes	Conditional on receipt of PD approval.
Richard Cook Limited	Direct	£6,783,160	No	Yes	No	14-28 day Ex & Comp		Yes	Surveys	Yes	Clean unconditional bid for office refurbishment from local developer.
Devonshire Property Holdings	Avison Young - Piers Leigh	£5,900,000	10%	Yes	No	20 days Ex / 20 days Com	Survey, legal due diligence and title	Yes	Yes	Yes	Unconditional cash buyer for office refurbishment
Lok'nStore Ltd	Direct	£5,000,000	no	Yes		6 weeks Ex / 6 month for PP / 5 days Comp	Planning for B8	No	no	yes	Subject to planning bid for Self Storage redevelopment