

Avalon Court, Butleigh – Ex Care Home with planning permission to convert to five residential flats

INFORMAL TENDER INFORMATION

Prospective Purchasers wishing to submit a Tender for **Avalon Court, Butleigh** need to complete the Informal Tender Document together with any supporting information and submit to the offices of the Vendor's agents Cooper and Tanner, 6 The Bridge, Frome, Somerset, BA11 1AR before **12 noon on Monday 6 January 2025** with the envelope clearly marked in the top left hand corner "**Avalon Court, Butleigh**".

Alternatively, they can email this completed form along with supporting information to darren.woodyer@cooperandtanner.co.uk by **12 noon on Monday 6 January 2025** with the title marked as "**Avalon Court, Butleigh**".

IMPORTANT NOTICES/CONDITIONS

- The property/site, as identified within the sales particulars, is offered as a whole for sale by informal tender.
- All proposals will be judged on their merits.
- It should be noted that the Vendors do not bind themselves to accept the highest or indeed any offer.
- The Vendors reserve the right to withdraw the property or remarket the property or any part thereof, if they so wish.
- When making an offer it is to be on the basis that it is full and final, as it is not the intention of the Vendors to re-approach for further offers.
- Furthermore, the offers should be made for a precise amount in £ sterling and to avoid the receipt of identical sums it is advised that offers should be made for an uneven figure. No offer will be accepted which is made with reference to another tender, for example £100 more than the highest price tendered.
- All parties whom submit an offer will be informed within a reasonable period of time whether their offer has been successful or not.
- Any prospective purchase must complete a tender form as attached and provide the following information in regard to their respective bid.
 - Full contact details of the prospective purchaser
 - Any contract 'Conditions' – and timescales for their resolution
 - Source of funding for purchase.
 - Full contact details of purchasers proposed solicitors.

For further information please contact the agents.

Cooper and Tanner Development (Frome Office) – 01373 455060 option 5

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TENDER CLOSING DATE Monday 6 January 2025 – 12 NOON

I/We hereby submit the following proposal for the property known as **Avalon Court, Butleigh** as described in the particulars of sale and in accordance with the tender information.

PROSPECTIVE PURCHASER	
Name	
Address	
Postcode	
Telephone Number	
Email Address	
OFFER AMOUNT SUBJECT TO OVERAGE CLAUSE (Being your best bid)	
Amount £	
In Words	
OFFER AMOUNT FREE FROM OVERAGE CLAUSE (Being your best bid)	
Amount £	
In Words	
CONDITIONS	
Detail if this is subject to any conditions (e.g. planning consent, survey, board approval)	
METHOD OF FINANCE	
Detail how you intend to fund this acquisition (please provide proof of funding e.g. bank statement, mortgage in principle)	
PURCHASERS SOLICITORS	
Solicitors Name	
Company Name and Address	
Telephone	
Email	
ANY OTHER SUPPORTING INFORMATION	
<p>.....</p> <p>.....</p> <p>.....</p>	