

Bid Form

Land at Browns Lane, Coventry

Subject to contract

The freehold of the Site is offered for sale by Informal Tender.

The BID DEADLINE is **Midday, Monday 8 June 2026**. All bids must be received before this deadline.

Tenders should be sent via the CSW-Jets system, with the following reference:

COV – 25859

Bid Bases

Prospective purchasers will be expected to submit unconditional bids for the site as per the Bid Form;

On a policy compliant scheme at 25% affordable housing comprising the following:

- Tenure Mix: 15% social rent and 10% intermediate housing
- Property type mix, in accordance with the Coventry City Council Affordable Housing SPD (March 2022), as set out in the table below:

1 beds	2 beds	3 beds	4 beds
20%	30%	30%	20%

Please complete this form overleaf and return with supporting information by no later than the specified tender date and time.

1.	Purchaser Details (Complete in Full)	Company Name..... (Please provide the name that would appear on the contract as purchaser) Address.....
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		Contact Name..... Telephone.....Mobile..... Email.....
2.	Offer (All tenders should include an offer on this basis)	Please specify your offer for the unconditional freehold purchase. Bid : £..... (figures and words) Subject to Contract Please confirm the availability and proof of funds to complete the purchase YES/NO
5.	Approvals	Please outline your board (financial) approval process (if any) including the timescales for achieving such approvals:
6.	Reliance Letter Templates	Please confirm that the form of reliance letters is acceptable.
7.	Assumptions	Please state any assumptions contained within your bid including <ul style="list-style-type: none"> • Abnormal development costs (fully itemised and total figure) • S106 costs assumed

		<ul style="list-style-type: none"> • Area of Market housing (in square feet) • Area of Affordable housing (in square feet) • Assumed sales value of market housing per square foot • Assumed sales value of affordable housing per square foot
8.	Solicitors Undertaking on costs	Please confirm that a formal Solicitor's Undertaking will be provided in connection with the Sellers' abortive costs, incurred with their lawyers and agents, in the event that you withdraw from the purchase, after terms have been agreed but before contracts are exchanged. (Anticipated minimum £15,000 + VAT)
9.	Affordable Housing Assumptions	Please confirm the level of bid received from your Registered Provider. If not yet received, please state what assumptions have been made in relation to affordable housing.
10.	Timescales	Please set out your anticipated timescales for Exchange and Completion.
11.	Solicitor's Details	<p>Please provide details of the solicitor that would act on your behalf should your bid be accepted.</p> <p>Company Name </p> <p>Address..... </p>

		<p>.....</p> <p>Contact Name.....</p> <p>Landline Tel..... Mobile Tel.....</p> <p>Email.....</p>
12.	Signed	<p>Signature.....</p> <p>Name.....</p> <p>Position.....</p> <p>Landline Tel. Mobile Tel.....</p> <p>Email.....</p> <p>On Behalf of..... Date.....</p>

Conditions / Comments	
a.	All offers must be for a specified sum in pounds sterling. No offers by reference to other bids will be considered.
b.	The Council will notify the successful bidder of the acceptance of their offer, Subject to Contract and any other conditions, which will be confirmed in writing to the address/email address stated on the tender form.
c.	I/We agree to pay the Council's surveyor's fees of 1% of the offer price and the Council's legal fees of 0.50% of the offer price associated with the transaction plus VAT (if any).
d.	All purchasers are assumed to have inspected the property and satisfied themselves as to its condition and suitability for their own proposed use/development.

e.	All purchasers will be assumed to have reviewed the information pack and to have no queries unless clearly stated within the submitted offer.
f.	I/We authorise the Council to approach the Bank overleaf for a reference on my/our behalf.
	Acceptance of the Offer
a.	The landowners (Coventry City Council and the Coventry Diocesan Board of Finance Ltd) do not undertake to accept the highest, nor any offer and also reserves the right to invite selected bidders to submit further bids, by a date to be specified.
b.	The Council will not accept any offer which contravenes in the Council's opinion any relevant legislation or any of the requirements of the tender form.