

Instructions relating to the 999 Year Leasehold Sale of:
The Former Wilford Library, Wilford Lane, Wilford, Nottingham, NG11 7AX

Nottingham City Council are selling the former Wilford Library by the way of informal tender and is seeking proposals from organisations for community purposes on a not for profit basis.

The property is being sold on the basis of a 999 year lease which will enable the uses proposed to be formally documented within the lease.

Please send the informal tender offer to Robert Crocker stating on the sealed envelope; NOTTINGHAM CITY COUNCIL OFFER – NOT TO BE OPENED.

The tenders shall then be sent to the care of:

Savills,
Fletcher Gate,
Nottingham,
NG1 1QQ

Offers to be submitted no later than **12.30pm Friday 25th July 2014** and must provide:-

- Full name and address of the proposed purchaser/or community group.
- Full name and address of solicitor.
- The offer (to be stated in words and numbers).
- Funding - Please confirm details of how the property purchase will be funded. If this relies on bank funding please provide details, plus business plan.
- Conditions - State the conditions the offer is subject to, other than subject to contract.
- Timings - Please give an indication of the length of time the purchaser envisages any conditional offer to become unconditional.
- Proposed Use - Please state the proposed use of the property. The Council will only consider a community use on a not-for-profit basis.
- Business Plan – This must show financial forecasting for the project, a detailed outline of the proposal stating who the community group are targeting and an explanation of the need for the service in the area and what they are looking to achieve.
- Drawings – Providing indicative drawing and also stating the intentions of either redevelopment/refurbishment option. If the refurbishment option is chosen then you will be required to liaise with Nottingham City Council as to the level of works required to put the property into a good state of repair.
- Letters of Support – Please include any letters of support for the proposed community use be that local residents, organisations looking to utilise the space for community purposes etc...

Seller's Costs - These are confirmed as the Council's costs being 2% and Savills costs at 1.25% plus £495.00.