


SCHEDULE OF OFFERS										
Property	St Juliana's Convent									
Date	07.06.2024									
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Purchaser	Unconditional Offer as to Planning	Conditional Offer in terms of Planning	Viewed/Due diligence	Cash/Finance? Proof of funds provided	Other Conditions	Approvals needed	Use/Type of Development	Timing/Deposit Proposed	Solicitors	Additional Information
Chichester District Council	Conditional on planning	£1,733,000.00	The property has been inspected by officers from relevant Council departments. A title review has been completed. An early discussion started with Arun District Council's Planning department.	Cash - Council reserves. See record of Council resolution from 23 January 2024.	Completion subject to planning permission for change of use (6-8 months) Completion subject to any necessary de-consecration or similar work in respect of the property (3 months) Exchange subject to receipt of most recent certifications e.g., Gas Safety and Electrical Installation Certificates (EICR) (seller to provide). Full building survey to be completed prior to exchange (see Section 5 for exchange timeline) Exchange subject to full Council approval (see Section 5 for exchange timeline).	Full Council approval is needed for the purchase which is expected within 6- 8 weeks of the offer being accepted provided such acceptance is received in a timely manner.	Short-stay homes for people who are facing homelessness.	Exchange of contracts within 6 weeks of the Council resolution to proceed with the purchase with 5% deposit. Completion to take place within 8 months of exchange, subject to the conditions as set out in Section 7.	Mr Nicholas Bennett Divisional Manager for Legal and the Council's Monitoring Officer Chichester District Council East Pallant House Chichester West Sussex PO19 1TY Email: nbennett@chichester.gov.uk Telephone: 01243 534657	The property has been inspected by officers from relevant Council departments. A title review has been completed. An early initial discussion has taken place with Arun District Council's Planning department.
SLASCO INVESTMENTS LIMITED	£1,400,000	No	Yes - undertaken all usual due diligence	Cash - through group undertakings. Proof of Funds provided but undated - needs checking	Subject to Contract and satisfactory Property Searches Full vacant possession on completion Right and access to all parts of the building post exchange for the purpose of surveys, architectural studies and general building contractors pricing. Full rights and Access to all historic leases/tenancies, planning applications, CAD drawings, Surveys and other relevant documentation relating to the property.	None stated	Affordable social housing and assisted housing for vulnerable young adults with disabilities through our charity partners and community.	Exchange within 28 working days of receiving the Full sales contract and local authority searches. Completion within 3 months from exchange. 5% deposit.	Lawrence Gibbons / Joe Entwistle ODT Solicitors Pavillion View 19 New Road Brighton BN1 1UF Tel: 01273 221585 jentwistle@odt.co.uk	They have offered to provide a holding deposit on acceptance of the offer and issuance of the Memorandum of Sale of £10,000
Ashton Care (Bognor Regis) Ltd	£1,270,000.00	None- this is being purchased to operate as a care home therefore no planning approvals are needed. We have already consulted a Registered Building Control Approver and are in a position that this will not be an approval needed to complete the sale	Yes - undertaken all usual due diligence	Finance - proof of funding sent attached full funding approval subject to satisfactory valuation survey of the property by our funder.	Subject to contract and satisfactory title and property searches. Reasonable access to site for surveys such as a structural survey for a new lift and roofing survey. Subject to contract and confirmation of freehold tenure of the site. funding approval subject to satisfactory valuation survey of the property by our funder.	None stated	Specialist complex dementia nursing home to support our well established local care company.	Subject to usual timeframe involved with legal process and funding.	Kevin Henchley of Henschleys Solicitors. T: 01903 726477 F: 01903 726488 39a High Street Littlehampton West Sussex BN17 5EG Kevinhenchley@henschleys.co.uk	Our bid has gained the attention and support of West Sussex County Council in recognition of the important role we play in the community. Our business plan has been thoroughly reviewed by our lender and we are therefore confident our offer is robust and proceedable.
Bognor Medical Practice	Conditional on planning	£1,000,000.00	Yes - undertaken all usual due diligence	Circa £200k available for deposit if required as anticipated they would be able to achieve a 100% mortgage with Natwest - bank statements showing funds available in the Bognor Medical Accounts for a deposit.	Funding	Mortgage agreement from our current practice. The Integrated Care Board (local NHS governing body. Arun District Council require us to change the building class.	GP Surgery (Bognor Medical Practice)	3 months to completion from receipt of the contract.	Mrs Jackie Scott Jackie Scott LTD 74, Felpham Road Bognor Regis Sussex PO22 7NZ, 01243 823090 jg@jackiescott.co.uk	Dr Nadeem Akram has been a GPPartner at Bognor Medical Practice for around 15 years, and recalls treating the sisters at St Juliana's over the years, along with some of the previous partners like Dr Plumb, Dr Marnell, and Dr Callaway. After 5 years of searching for a suitable location to move the entire GP surgery to, we have found this to be an ideal place. Dr Akram knows the building and it's history of careful and considerate medical assistance. We at the practice all feel that moving here will allow us thrive as a community service, while actively acknowledging the history of the convent.
HBV Developments Ltd	Conditional on planning	£850,000.00	External inspection and planning consultants have reviewed.	Funding through REITs and Institutional Pension Funds.	Subject to Satisfactory Title & Ground Conditions Subject to satisfactory planning of a supported living scheme as specified by WSCC for 16 self-contained apartments and associated staffing facilities.	Initial board approval has been granted	Specialised Supported Housing Scheme of 16 self-contained apartments.	Exchange 12 weeks from agreed Heads of Terms Planning submission 8 weeks follow exchange. Upon receipt of satisfactory planning, completion 30 working days following the expiry of the JR period.	Squire Patton Boggs Jonathan Brooke Telephone Number: 07545 935594 Email: Jonathan.Brooke@squirepb.com Address: No 1 Spinningfields, 1 Hardman Square, Manchester M3 3EB	Full Support from WSCC Adult Social Care can be provided, either written or by a meeting, by Carrie Anderson Extra Care Commissioner carrie.anderson@westsussex.gov.uk
Questmap Ltd	£750,000.00		Yes - undertaken all usual due diligence	Cash assumed - no proof provided	None	None required	Nothing provided	TBC	TBC	