

**Our Ref** MAC/CF/12644  
**Date** 29<sup>th</sup> October 2018

Dear Sirs/Madam

**FORMER NHS CLINIC PREMISES & SITE  
SAUL STREET, PRESTON**

We write further to your recent interest in the above site/premises. In view of the level of enquiries received to date we have instructions to seek 'highest and final' offers by **12 noon on Friday, 30<sup>th</sup> November 2018**.

Whilst our client has a preference to receive unconditional offers, conditional offers will be considered. As such and for the avoidance of doubt, please confirm the following detail within your offer (as appropriate):-

**Offer detail**

- Identity of the proposed purchaser
- Confirmation of the financial offer
- Confirmation of the proposed use/scheme including any supporting information particularly in relation to deliverability and any planning enquiries which have taken place
- Details of any conditions attached to the offer and a timetable for their removal (if any)
- Detailed breakdown of any abnormal development cost assumptions together with any anticipated abnormal costs that have not been allowed for yet
- Copy of proposed layout plan
- Details of funding position
- The proposed timetable for exchange of contracts and completion of the purchase
- Solicitors information

**Procedure**

- Offers to be received by 12 noon on Friday 30<sup>th</sup> November 2018
- Offers to take into account the NHS overage and clawback provisions
- Offers can be submitted via the following means:  
Email: Mark Clarkson - [mac@eckersleyproperty.co.uk](mailto:mac@eckersleyproperty.co.uk)  
Post: Mark Clarkson, Eckersley, 25A Winckley Square, Preston, PR1 3JJ

We confirm that our clients are not under any obligation to accept the highest or indeed any offer received.

Should you have any queries or require any further information, then please do not hesitate to contact me.

Yours faithfully



**Mark A. Clarkson MRICS**  
Eckersley

**Preston Office** T | 01772 883388  
25A Winckley Square E | [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)  
Preston  
PR1 3JJ

**Lancaster Office** T | 01524 60524  
Castle Chambers E | [lancaster@eckersleyproperty.co.uk](mailto:lancaster@eckersleyproperty.co.uk)  
China Street  
Lancaster  
LA1 1EX

Regulated by

