

Date: August 2018
Our ref: RA/
Your ref:

Property Consultants

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By email only:

Dear

Potential Residential Development Land – Bowlers Lea, Cam

On behalf of the landowner, we are instructed to seek promotion/option interest in the land edged red on the enclosed plan, which we believe has development potential.

Extending to approximately 5 acres, the land is located to the western edge of the Lower Cam and is currently accessed off the Bowlers Lea cul de sac. The current owner has commissioned a detailed highways access appraisal, which is enclosed with this letter.

Cam is a settlement in currently in high demand for residential development, with its strategic location in relation to Bristol and Gloucester/Cheltenham, its main line railway station, and its local retail, leisure and education offering.

It is estimated that this site could come forward for development in the short to medium term. Please confirm by return whether it could be of interest to you, confirming the timescales you require to prepare an offer. If making an offer, it should address the following as a minimum:

- Percentage share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner
- Confirmation of payment of landowner's professional fees – (say, £15,000 + VAT combined for agent and solicitor)

Yours sincerely,



Robert J Anthony BSc (Hons) MRICS
Associate