

## REQUIREMENTS OF SALE IRVING BUILDING

1. The freehold of the site edged red will be retained by the charity. The purchaser will construct a new hall for the charity on the land edged red, on a similar basis to that shown in plan ref .681/003C, and known as the Hertford Building, with a minimum hall size of 112m<sup>2</sup>, a minimum kitchen size of 26m<sup>2</sup> and a similar sized provision for W/C's. The new hall is to be delivered to shell and core with a fixed sum payment of £30,000 (plus VAT) provided to the charity as a contribution to fit-out.
2. The purchaser to provide to the charity two 2 bed apartments within the Hertford Building which will form part of the affordable offering within the development scheme. The charity will grant long leases to parties nominated by the purchaser for the remaining apartments in this building (Nomination Rights).
3. The freehold of the site edged blue will be conveyed to the purchaser and the right to use a number of car parking spaces on the south western part of this site will be reserved for the benefit of the hall and the retained affordable housing.
4. The purchaser to submit a planning application for their proposed scheme no later than three months after exchange of contracts.
5. Purchase price to be in addition to the points above.
6. Purchaser to hold monthly consultation meetings with the local community during the period of the ownership prior to grant of planning permission.
7. Purchaser to be under obligations regarding maintenance of the Irving Building as a building of historical importance to the community.

**WARNING:** Any bid made without compliance with the above will not be considered.