

225 King's Road, Reading – 23rd May 2018
 Schedule of Clarifications

Party	Clarification Query	Response
<p>Iain MacNaught Red Line Land</p>	<p>Confirm your best and final offer</p>	<p>We have reviewed our offer again with both our architects and planning consultants. We believe that we can offer another £100k onto our original fixed offer increasing it to a total of £1,150,000.00.</p> <p>We believe that these additional monies can be found by utilising the loft space in the front of the building creating another 1/2 dwellings.</p> <p>With regard to our variable offer this will stay the same however we feel that we can find an additional 100 square metres in the property as noted above in the fixed offer and this will increase the sum of amounts received considerably with the variable option.</p> <p>We are very pleased to be shortlisted and happy to provide or clarify any information required upon request.</p>
<p>Arjun Gill OOAK Developments</p>	<p>Please could you provide proof of funds and confirmation from Hampshire Trust Bank that they will fund the construction.</p>	<p>Our current preferred lender (Hampshire Trust Bank), can be contacted via our Broker (Brian Hamblin), with loans already pr- approved in excess of 2.2 Million Pound. I would be more than happy to send a copy of the preliminary terms once we are officially shortlisted. I would also like to point out that we are currently in process of selling Kings Lodge, our 19 Unit Residential development on Kings Road, currently Valued by John D Wood in excess of 5.5 Million Pounds- Providing us with ample cash flow to complete the new projects that may come, furthermore we also have an investment portfolio with properties in excess of 12 Million Pounds just in the Reading area (Details can be provided after shortlisting subject to Non Disclosure Agreement.</p>

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	<p>Please present a proposal for your preferred development option, including plans, accommodation schedule etc.</p>	<p>I think it is fair to say that we have more than enough experience & cash-flow to handle our preferred scheme of the Mews Development previously suggested. The mews developments will not only provide housing, but will also retain much of the existing buildings shell, making use of the depth of the pool area to create a semi basement & using the current external walls to form the upper floors (1 & 2). Along with this it will provide a 3 lovely green space between the mews, with some form of memorial to Arthur Hill, this can be discussed with the council in more detail during our presentation. The scheme will benefit from solar panels & renewable energy along with a car sharing scheme to lessen pollution & traffic in a already congested area. The scheme will be retained by us and will form part of our investment portfolio ensuring the upkeep of this historic building.</p> <p>As previously mentioned the news proposal will provide a gross developed area of 1600SQM over three floors, Basement, First & Second, & over Four floors to the existing facade. We will allow for 12 Parking Spaces, one of which will hold a co-ownership car scheme for the residents. It will also have approximately 400SQM of green amenity space, for residents which will house the Arthur Hill Memorial, and possibly by the public Subject to T & C.</p> <p>The mass and bulk of the building has been carefully considered in the proposal, providing two terrace style blocks with a large green space between, something which should once completed blend with the remaining and preexisting setting, with the benefit of some modern Eco twists. the scheme provides no overlooking or potential planning constraint for adjacent buildings; as discussed 3D renderings will be shown in our presentation, along with details of some similar award winning schemes (RIBA).</p> <p>Time scales can be negotiated, with funds readily available, our only constraint is the planning and legal times, which during the presentation the planning committee can provide there incite & our legal team can confirm what they will require. We have provided rough time scales previously, however these can be expedited if necessary; however we feel it is best to give worse case scenarios.</p>
	<p>Please confirm your best and final offer based on your preferred option.</p>	<p><i>No comment</i></p>

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<p>Stuart Black Summix</p>	<p>Confirmation that you are still committed to acquiring the property.</p>	<p>No, we won't be taking our interest any further. It's a good opportunity but a bit small and we have been busy acquiring other opportunities over the past two months and so our appetite for a scheme of this scale has changed. Also, we feel that planning will be difficult because of the site's history.</p>
	<p>Confirmation of your intended end use i.e. residential, student, private rented etc.</p>	<p>n/a</p>
	<p>Confirmation that you have allowed for the necessary quantum of car parking given your intended use.</p>	<p>n/a</p>
	<p>Confirmation of your best and final offer</p>	<p>n/a</p>
<p>Piers Knight The Knight Group</p>	<p>Please present a proposal for your preferred development option, including plans, accommodation schedule etc.</p>	<p>Following some long discussions with my directors and our F&L operator, they've decided to withdraw our proposal for the Arthur Hill swimming pool.</p>
	<p>Please confirm whether the existing swimming pool use is to be retained as part of the new facilities.</p>	<p>n/a</p>
	<p>Please provide details of your proposed operator and their track record.</p>	<p>n/a</p>
	<p>Please provide proof of funds/ details of your investment partner.</p>	<p>n/a</p>

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