



**Very attractive site for industrial purposes located near the motorway is advertised for sale in open tendering with the possibility of an agreement on an option to purchase all of or part of the site.**

The site is put out to tender at a recommended price of DKK 250 per m<sup>2</sup> exclusive of VAT and exclusive of connection charges and fees etc.

The site is generally requested sold together as a large lot, but combined bids to buy part of the site and a request for an option to purchase the remaining site may be submitted.

It is possible to agree on an option to purchase all of or part of the site for up to 24 months against payment of an option premium of 5% of the purchase price bid inclusive of VAT.

Bids must have reached the municipality **not later than on Monday, 8 April 2024 at noon.**

About the site, title no. 7e, Snesere By, Snesere and part of title no. 18e, St. Røttinge By, Snesere

An area of approx. 11.7 hectares, which have been leased as farmland for a number of years, is put out to tender.

The site is intersected by a protected stone and earth wall which must be re-established at the recommendation of the Danish Agency for Culture and Palaces (*Slots- og Kulturstyrelsen*). This will be at the Municipality's arrangement and at its expense.

There is a road building line towards the motorway (50 m) and towards Sneserevej (20 m). Areas for rainwater reservoirs are anticipated to be deducted. Thus, the directly usable site is approx. 10 ha.

Road access to the site is via Sneserevej.

Underlying planning basis

The site has been designated in a current urban area development plan framework 2. 1 E4.1 as an industrial area with specific use for heavy industry with a maximum plot ratio of 50 and a maximum of 2 storeys on the buildings. The preparation of a local area development plan (no. 124) for the site has been approved in principle. Furthermore, the preparation of an addendum to the urban area development plan allowing a building height of 15 m has been approved.

The Buyer must contribute to the preparation of the local area development plan and the addendum to the urban area development plan for the area. The material must be submitted within the deadlines agreed between the parties and must also be forwarded on demand to Næstved Municipality as a planning authority. The material is prepared according to Næstved Municipality's paradigm for local area development plans with its standards (consultancy package/local area development plan master). The Buyer must submit the following material for the local area development plan:

- Draft for the local area development plan text (report and provisions)
- Development plans and visualisation (description and illustration of conception and main development for the application – including the location of the development, traffic structure, parking areas and open spaces. Description and



visualisation of architecture and design brief. Description of the choice of materials and colours.

- Map
  - Environmental screening and possibly an environmental impact assessment.
- The local area development plan master "consultancy package" is part of the tender documents.

#### Site development, archaeology etc.

The site is **undeveloped**. The Buyer pays all expenses for site development, including connection fees to the utility companies, the establishment of roads and crossings etc.

Museum Sydøstdanmark conducted some preliminary surveys at the site and found, inter alia, a settlement from the Iron Age as well as graves etc. from the Bronze Age. These finds must be excavated before any construction works can be done at the site. The museum estimated the costs for excavating these finds at approx. DKK 6 m inclusive of VAT. The Buyer itself must obtain an actual budget and pay all expenses for the excavation.

No geotechnical survey of the subsoil conditions has been conducted. Considering the archaeological finds, geotechnical surveys should be conducted in dialogue with Museum Sydøstdanmark.

#### Other terms

The Buyer manages and pays all expenses for parcellation, archaeological excavation, geotechnical surveys, site development etc.

An easement has been registered on, inter alia, a building requirement within 2 years from when a final, politically approved local area development plan granting the building right and a prohibition against resale in an undeveloped condition are available.

See also "Draft Purchase Agreement".

#### Submitting a bid

The site is put out to tender in a price and project combination so that the bid must be accompanied by a general project specification and sketch drawings for the intended project, see below under "Presentation of the bid".

The bid must be accompanied by a bank guarantee/declaration from an acknowledged Danish financial institution as proof of the Buyer's ability to pay. Bids that are not accompanied by relevant proof by the end of the deadline for submitting bids will not be presented for political consideration.

The bid must state a fixed price and must be submitted using the bid form attached to the required appendices. Bids must be submitted via email to [grundsalg@naestved.dk](mailto:grundsalg@naestved.dk).

The email must contain the combined written bid and must be marked "Tappernøje" in the subject field.



After the end of the deadline for submitting bids, Næstved Municipality will send an acknowledgement of the bids received.

#### Presentation of the bid

General requirements as to form:

The tenderer must submit the bid based on these bidding requirements, the bid form and the tender documents.

The bid must contain information about the tenderer's name, CVR no., address, telephone number, email address and contacts. The tenderer's legal form must be stated in the bid.

If the tenderer is a consortium (several in concert), the bid must contain information about each of them as well as information about each company's/person's role in the cooperation and about who is authorised to manage contact with Næstved Municipality. When submitting bids by several in concert, they are jointly and severally liable for each other's liabilities. A company/person may only be part of one consortium.

If the tenderer is a company with limited liability, the members of the company, including the beneficial owners, and the size of the share capital must be stated.

#### Financing of the realisation of the project:

The tenderer must describe and/or prove the realisation of the project in accordance with the building requirement.

If proof is enclosed, it may consist of, inter alia, the most recently published accounts, financial ratios for the tenderer, commitment concerning financing from an investor/bank etc.

If, in Næstved Municipality's opinion, the described financing does not provide sufficient probability that the tenderer can finance the realisation of the project in accordance with the building requirement in the purchase agreement, Næstved Municipality is entitled to reject the bid.

#### Realisation of the project:

The tenderer must enclose a description of the project in its bid description:

- Purpose/content of the local area development plan: A description of how the tenderer's project complies with the Committee for Planning, Trade and Industry's (*Plan- og Erhvervsudvalg*) approval in principle of the purpose/content of the upcoming addendum to the urban area development plan and the local area development plan as well as the prospectus for the tenderer's project.
- Process and time schedule for the establishment: Enclosure of a general expected time schedule for the tenderer's construction and expected realisation and initial operation. Thus, the tenderer must specifically explain how the tenderer will ensure the preparation of proposals for the underlying planning basis and the compliance of the building requirement. This



description may, for example, explain whether the project is to be established in stages, whether the industrial buildings, once constructed, are to be sold on an ongoing basis or together and the like.

- Project organisation: Enclosure of a description of the project organisation to realise the project, including, for example, any advisors, contractors and suppliers as well as information about their services and significance to the intended construction.
- Relevant reference projects: Enclosure of documentation for maximum 5 relevant reference projects which the tenderer has constructed. Each reference is expected to contain the following information:
  - i) The period for the execution of the project (start date and end date)
  - ii) Name and contact with the customer/seller of real estate, listing contact details (telephone and email address)
  - iii) A description of the task, including the tenderer's role in the task

#### Option to purchase

It is possible to conclude an agreement on the option to purchase (option) for all or part of the site for a period of up to 24 months.

The option to purchase gives the tenderer an irrevocable and exclusive right – but not obligation – to buy the site on the terms listed in the purchase agreement.

When submitting a bid for the option to purchase the entire site or part of the site, an option premium must be paid corresponding to 5 per cent of the offered purchase price inclusive of VAT. The option premium is set off against the purchase price if the Buyer chooses to exercise the option to purchase.

See also "Draft Purchase Agreement" for further terms.

#### Tender validity period

The tenderer must abide by its bid up to and including 8 October 2024 (6 months from the end of the deadline for submitting bids).

Information about the outcome of the tender process does not mean that the tenderer has been released from its bid.

The tenderers will not receive any remuneration in relation to participating in this tender process. The tenderer's costs in those regards and for any subsequent conclusion of an agreement is irrelevant to Næstved Municipality.

#### Questions concerning the tender documents

For the purpose of ensuring that the bid is designed in accordance with the requirements made, written questions concerning the tender documents may be asked.



In those regards, Næstved Municipality recommends asking questions concerning the tender documents if there are circumstances or requirements that, in the tenderer's opinion, seem unclear, difficult to meet or are described in an incomplete manner. Such questions must be sent in writing via email to [grundsalg@naestved.dk](mailto:grundsalg@naestved.dk) (marked: Tappernøje).

As a general rule, questions asked not later than on 11 March 2024 will be answered. However, there will be an extended response time in week 7.

Questions asked after 11 March 2024 will only be answered to the extent that answers can be given not later than 3 days before the deadline for submitting bids. Questions asked in **week 13 and 14 (Easter) 2024** cannot be expected answered. In special circumstances, Næstved Municipality may choose to answer questions that have been received later.

If some of the questions asked give rise to specific clarification, adjustment or supplementing of the tender documents, information in those regards will be given when answering the questions asked. To the extent that Næstved Municipality finds it relevant, questions and answers will be published at the Municipality's website, [www.naestved.dk](http://www.naestved.dk), in an anonymised form.

Næstved Municipality reserves the right to amend the tender documents if Næstved Municipality becomes aware of errors or omissions. Such amendments to the tender documents, if any, will be published in amendment sheets at the Municipality's website [www.naestved.dk](http://www.naestved.dk).

Tenderers are recommended to continuously stay updated on any published amendments.

The tender documents have been translated into English. The Danish tender documents will at all times take precedence over the translated, English version.

#### Confidentiality

The tenderer, including the tenderer's staff, advisors and contractors, are obliged to observe absolute secrecy and confidentiality in relation to third parties in terms of information which the tenderer may learn of in connection with the tender process and which concern circumstances that are not publicly available.

Næstved Municipality notes that the Danish Act on Public Access to Documents in Administrative Files (*lov om aktindsigt i forvaltningen*) and the Danish Act on Access to Environmental Information (*lov om aktindsigt i miljøoplysninger*) apply to Næstved Municipality's sale of sites. If the tenderer has specified specific information as being confidential, Næstved Municipality will, to the extent that it is not contrary to the Act on Access to Documents in Administrative Files and the Act on Access to Environmental Information, make sure that such information is not made available to the other tenderers.



The tender documents provided and its information are Næstved Municipality's property and must be treated as confidential, see above. The documents may not be used in other contexts than this tender process without Næstved Municipality's prior written consent.