



HAGFORS  
KOMMUN

Utvecklingsenheten  
Regina Larsson  
072-78 09 112  
regina.larsson@hagfors.se

Dnr KS 2015/153

Sida 1/2

2017-02-10

HÖGSTA DOMSTOLEN	
Ink. 2021-03-31	
Dnr 01382 /2021	
Aktbil. nr 5	

Uddeholms Auktionshus AB  
ATT Thomas Rothschild  
Stationsvägen 1  
683 40 Uddeholm

HÖGSTA DOMSTOLEN	
R 2	
INKOM:	2021-03-31
MÅLNR:	Ö 1382-21
AKTBIL:	5

Hi Thomas,

When we met at Åsa Johanssons office you had questions regarding both Råda Rastplats and Gustavagården and why you haven't got the opportunity to buy these properties.

#### Gustavagården

We have been going through every document in the bidding procedure, and the reason why you didn't get the opportunity to buy Gustavagården was because you had the third bid in the bidding procedure. One tenderer made an offer of 350 000 kronor and another tenderer made an offer of 265 000 kronor. Your bid was 250 000 kronor and the lowest one, that's why the opportunity to buy Gustavagården in 2008 went to another bidder.

#### Råda Rastplats

Three expressions of interest were sent to Hagfors kommun in December 2016. Please find enclosed to this letter the ad which describes the instructions of the bidding procedure at Råda Rastplats.

In this ad Hagfors kommun informs that the tender **must** contain personal data or organizational data, a description of your activities (the activities you plan to do at Råda Rastplats) and your offer.

As you also can see in the ad Hagfors kommun has "Fri provningsrätt" in the selling process. That means that the seller has the right to decide when they will sell, to whom they will sell and to which price they will sell. The seller can also terminate the selling process whenever he/she likes. This also means that the seller can set up their own conditions to help them decide who will get the opportunity to buy the property. Hagfors kommun did make a list of criterias, you also find that list enclosed to this letter.

When all the three expressions of interest arrived they were ranked both from these must-conditions you see above but also from the criterias you find enclosed.

Telefon  
0563-185 00

Besöksadress  
Klicka här för att ange  
text.

Postadress  
683 80 Hagfors

E-post  
kommun@hagfors.se

Org.nr  
212000-1884

*Phone Friday  
10 o'clock*

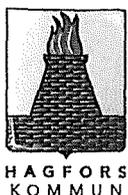
You were ranked as third in the bidding procedure. That's because your tender didn't contain any offer and therefore wasn't complete. Your tender also had a brief description of the activities you plan to do at Råda Rastplats, the other tenders had more of a longterm plan and vision for Råda Rastplats.

Hagfors kommun therefore went further with the two other tenders in the bidding procedure. You're very welcome to contact me if you have any further questions.

Kind regards,

A handwritten signature in black ink, appearing to be 'Regina Larsson', written in a cursive style.

Regina Larsson  
Projekt - och Näringslivslots



2017-08-03

**Kommunstyrelsen**

Åsa Johansson

0563-185 00

asa.f.johansson@hagfors.se

Värmland Hotel

Thomas Rothschild

Patron Carls väg 2

683 40 Uddeholm

Dear Thomas.

Thank you for your letter.

Within the frames of the announcement one stakeholder was chosen for continued negotiations. This stakeholder is still current but the process of what is to be done is not yet clear.

The reason why it takes longer than expected is due to Swedish legislation and regulations which makes it impossible to cook from scratch in the existing kitchen facilities. Therefore, the current stakeholder is in progress of planning a development of the area and expansion of the service construction to be able to build a sustainable business.

Because it is essential for the buyer to be able to expand, we have chosen to postpone the signing of the contract until the buyer receives the proper building permits for the existing plans.

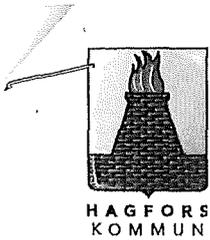
Since it has taken longer time than expected to obtain the necessary information, the process has been slightly delayed.

It has not been possible to obtain all the information needed to be able to apply for a building permit during spring 2017. We have decided not to rush the process and we have agreed to work for an opening in spring 2018.

We have no plans to cancel the discussions that are initiated. If it would be that Råda Rastplats becomes current for sale then we will announce again. We do not accept any notifications of interest during ongoing negotiations.

Best regards

Åsa Johansson



2017-02-02

**Utvecklingsenheten**

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072-78 09 112  
regina.larsson@hagfors.se

Uddeholms Auktionshus AB  
ATT Thomas Rothschild  
Stationsvägen 1  
683 40 Uddeholm

**Dear Mr Rothschild,**

We met at Åsa Johanssons office a few weeks ago.  
Please find enclosed the letter you sent to Louise Sjöholm regarding Råda Rastplats.

I would like to inform you that you will get a written answer to your question by the end of February. I am sorry for the inconvenience this delay may cause you.

Kind regards,

Regina Larsson  
Projekt - och Näringslivslots