

## **CLOSING DATE INFORMATION**

### **WESTER COWDEN, EASTER LANGSIDE LANE, DALKEITH, EH22 2FN**

On the instruction of our client, please be advised that a Closing Date has been set for:

#### **FRIDAY 11<sup>th</sup> MAY 2018 – 12 NOON**

Interested parties are requested to submit Heads of Terms Offers for the subjects. Offers can be submitted by email to Will Scarlett at [will@scarlettdev.co.uk](mailto:will@scarlettdev.co.uk)

Offers are invited on a conditional or unconditional basis.

**Please note:** all offers must be accompanied by a completed "Bid Form". An electronic copy is available to download from our website.

Any submission should contain as a minimum:

**1. Purchaser**

Identity of Purchaser including Purchasing entity.

**2. Price**

Purchase price.

**3. Due Diligence**

Offers which are conditional on planning should include:

- Details of due diligence carried out to date (including: meetings with planners, due diligence in relation to ground conditions, services, utilities etc.)
- Details of any further specific due diligence required.

**4. Proposed Scheme**

Offers which are conditional on planning should include:

- Architectural plans and elevations, accommodation schedule.
- Please confirm the extent to which your layout is compliant with MLC planning standards.

**5. Deductions**

Offers which are conditional on planning should include:

- Affordable Housing solution.
- List and cost against all/any abnormal items that have already been deducted from offer.
- List of anticipated abnormal items that have not already been accounted for in offer.

**6. Timescales**

Proposed timescales and schedule of actions required for full settlement/payment. Offers which are conditional on planning should include:

- Planning timetable including submission, registration, consent, appeal and longstop.

**7. Funding**

Proof of funding including details of any debt finance or regulatory approvals required and any relevant timetables.

**8. Approvals Process**

Board or other required third-party approvals, together with process and timescales.

**9. Solicitor**

Name and address of legal representative.

**10. Additional Information**

Please also note that to comply with new HMRC regulations on Anti-Money Laundering, the successful purchaser will be required to supply the following information either direct to us or through their solicitor at a later stage to complete the sale process:

- Private individuals: certified copy of ID (e.g. passport) and proof of address.
- Companies: name of organisation or company, company number, registered address, names of all directors, beneficial owners and individuals who control over 25% shares.

The seller is not bound to accept the highest or indeed any offer submitted.

Site details can be found at: [www.scarlettdev.co.uk/developments/westercowden](http://www.scarlettdev.co.uk/developments/westercowden)

Please contact us if you require any further information.



**Will Scarlett**

**Director**

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