

CLOSING DATE INFORMATION

DUBLIN STREET LANE SOUTH, EDINBURGH, EH1 3PX

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

THURSDAY 28th JUNE – 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

Offers are invited on an unconditional basis.

Any submission should contain as a minimum:

1. Purchaser

Identity of Purchaser including Purchasing entity.

2. Price

Purchase price.

We invite offers for the consented Mews site (as advertised) with or without the additional spaces and road also owned by the Vendor.

See plan below:

- A) **Red Line** = the mews site per the brochure (includes a garage and a large overhang parking space) – o/o £240k
- B) **Blue Line** = 5 parking spaces and road - o/o £200k
Area B (Blue line) consists of: 4 parking spaces to the rear of the mews site, the road, and 1 further parking space opposite the consented site at site entrance.



3. Due Diligence

- Details of any further due diligence required, if any.

4. Timescales

Proposed timescales required for:

- Conclusion of Missives
- Settlement
- Date of Entry

5. Funding

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

6. Approvals Process

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

7. Solicitor

Name and address of legal representative.

8. 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: <https://www.scarlettdev.co.uk/developments/dublinstreetlanesouth/>

Please contact us if you require any further information.



Will Scarlett

Director

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