

## **CLOSING DATE INFORMATION**

### **27 & 29 MURIELSTON CRESCENT, EDINBURGH, EH11 2LN**

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

**THURSDAY 20<sup>th</sup> DECEMBER – 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)

#### **Please note:**

- Our client has a strong preference for Unconditional Offers (based on the existing consent for 120 student studios Ref: 16/01999/FUL); offers which are conditional on planning may be considered but will not be preferred.

Any submission should contain as a minimum:

**1. Purchaser**

Identity of Purchaser including Purchasing entity.

**2. Price**

Purchase price.

**3. Deposit**

Purchaser to pay a non-refundable deposit on conclusion of missives.

**4. Overage**

For unconditional offers based on the existing consent the seller will require an overage clause on a pro-rata basis in the event that the purchaser achieves consent for an increased square footage.

**5. Due Diligence**

Confirmation of the level of due diligence undertaken and details of any further specific due diligence required to complete the transaction.

**6. Timescales**

Proposed timescales and schedule of actions required for settlement.

**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.

Further information can be found on the website [HERE](#)

Yours sincerely

A handwritten signature in black ink that reads "Will Scarlett". The signature is written in a cursive, slightly slanted style.

**Will Scarlett**  
**Director**