



PRIVATE & CONFIDENTIAL

27 October 2020

Dear Sir / Madam

CLOSING DATE – EDMONSTONE PHASES 1&2, EDINBURGH EH16 4SP

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

FRIDAY 4 DECEMBER 2020 - AT 12 NOON

Interested parties are requested to submit the Heads of Terms Offers for the subjects. The offers should be submitted by email to both: Ben Brough bbrough@savills.com and William Scarlett will@scarlettdev.co.uk.

Offers are invited on a Joint Venture basis or for the acquisition of the Heritable Interest.

Any submission should contain as a minimum:

1. Subject

Phase 1, Phase 2 or both phases

2. JV partner / Purchaser

3. JV proposal / Price

4. Suspensive Conditions

- Details of all suspensive conditions, including any items to be considered as abnormal deductions.
- Anticipated timetable for purifying all suspensive conditions.

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 full settlement/payment.

Planning timescales should include:

- Timescale for submission and registration of planning application.
- Timescale for achievement of detailed planning consent.
- Longstop date.



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.

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

For further information, please contact Ben Brough or Danielle Corker at Savills or Will Scarlett at Scarlett Land and Development.

Yours sincerely

Ben Brough

07968 553 308

bbrough@savills.com

Danielle Corker

07973 944 607

dcorker@savills.com

Will Scarlett

07768 146 642

will@scarlettdev.co.uk

We are required by Writing (Scotland) Act 1995 to confirm that this letter is not and is not intended to form part of a legally binding contract and the correspondence of which it is part is expressly subject to the completion of formal legal missives in accordance with Scots Law.