

12 April 2021

CLOSING DATE INFORMATION

LAND AT BAIRD ROAD, RATHO, EH28 8RA

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

THURSDAY 20th MAY - 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 should not be conditional on planning and should be based on the existing Minded to Grant consent for 5 units (Planning Ref: 20/03807/FUL).

To ensure comparison on a like for like basis, offering parties are required to complete the attached Summary Sheet outlining the following as a minimum:

1. Purchaser
2. Price
3. Deposit
4. Overage
5. Due Diligence
6. Timescales
7. Conditions
8. Funding
9. Approvals Process
10. Solicitor

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



Will Scarlett
Director

07768 146 642
will@scarlettdev.co.uk

SUMMARY SHEET

LAND AT BAIRD ROAD, RATHO, EH28 8RA

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<p>Purchaser Identity of Purchaser including Purchasing entity.</p>	
<p>Price</p>	
<p>Deposit Purchaser to propose a non-refundable deposit on conclusion of missives.</p>	
<p>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 planning consent for an increased square footage.</p>	
<p>Due Diligence Confirmation of the level of due diligence undertaken and details of any further specific due diligence required to complete the transaction.</p>	
<p>Timescales Proposed timescales and schedule of actions required for settlement.</p>	
<p>Conditions If any.</p>	

<p>Funding</p> <p>Proof of funding including details of any debt finance or regulatory approvals required and any relevant timetables.</p>	
<p>Approvals Process</p> <p>Board or other required third-party approvals, together with process and timescales.</p>	
<p>Solicitor</p> <p>Name and address of legal representative.</p>	
<p>Additional Information</p> <p>VAT</p> <p>We understand that VAT is not payable.</p>	

Note:

Please feel free to append any supporting documentation to these heads of terms.

For the avoidance of doubt these heads of terms are not intended to form part of any legally binding contract and are expressly subject to the completion of formal legally missives in accordance with Scots Law

The seller is not bound to accept the highest or indeed any offer submitted and reserves the right to seek further clarifications or set a second closing date if appropriate.

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