

**PRIVATE & CONFIDENTIAL**

19<sup>th</sup> August 2021

**CLOSING DATE INFORMATION**

**LAND AT NEWCRAIGHALL ROAD, EDINBURGH, EH21 8QY**

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

**THURSDAY 30<sup>TH</sup> SEPTEMBER 2021 – 12 NOON**

Interested parties are requested to submit the Heads of Terms Offers for the subjects by email to:

Will Scarlett [will@scarlettdev.co.uk](mailto:will@scarlettdev.co.uk) and John Brown [john.brown@jb-uk.com](mailto:john.brown@jb-uk.com)

Any submission should contain as a minimum:

**1. Subjects**

The site is offered in two parts. Offers can be submitted for Area 1 in isolation, or for Areas 1 and 2 combined (the Whole). In the case of the latter, offers should be split to illustrate separate values for each Area.

**2. Purchaser**

Identity of Purchaser including Purchasing entity.

**3. Price**

Our client has a strong preference for bids that are not conditional on planning; subject to planning offers may also be considered. If offering for "the Whole" then Price should be split between Areas 1 and 2.

**4. Conditions**

Please submit details of any key conditionality and any relevant supporting design proposals.

**5. Deposit**

A deposit, unreturnable, is requested; please state the deposit sum offered.

**6. Due Diligence**

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

**7. Timescales**

Proposed timescales and schedule of actions required for conclusion of missives, and conditions and Settlement. A Longstop date should be proposed.

**8. Funding**

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

**9. Approval Process**

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

**10. Solicitor**

Name and address of legal representative.

**11. 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 [here](#) or by contacting the joint agents.

Yours sincerely

**Will Scarlett**

07768 146 642

[will@scarlettdev.co.uk](mailto:will@scarlettdev.co.uk)

**John Brown**

07768 583 919

[john.brown@jb-uk.com](mailto:john.brown@jb-uk.com)

*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.*