

Email: will@scarlettdev.co.uk

DD: 07768 146 642

16 January 2024

CLOSING DATE

RESIDENTIAL DEVELOPMENT OPPORTUNITY QUEEN'S GARDENS, GLENBOIG, NORTH LANARKSHIRE, ML5

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

WEDNESDAY 21ST FEBRUARY – 12 noon

Interested parties are requested to submit Heads of Terms Offers for the subjects.

Offers should be submitted by email to Will at will@scarlettdev.co.uk

Given the shovel ready nature of the site, it is expected that offers should be as close to a net basis as possible.

A full technical pack is available on request via dropbox; if you have not already requested this, please do so. The technical pack contains:

- Accommodation schedule
- Building Warrant Approval and plans
- Civil engineering reports
- Development cost information
- Drainage reports
- Title and Disposition plan
- Planning consent documents
- RCC correspondence
- Services information
- Site investigation reports
- Site plan (CAD)

The site will be sold with planning permission and vacant possession.

Any submission should contain as a minimum:

1. Purchaser

Identity of Purchaser including Purchasing entity.

2. Price

Purchase price.

3. Due Diligence

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

4. Timescales

Proposed timescales and schedule of actions required for full settlement/payment.

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.

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

Yours sincerely



Will Scarlett
Director

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.