



Ardgowan Hotel - Property Environmental Due Diligence

Client: Ryden on behalf of Wirefox

Location: St Andrews, UK

Date: 2022

The Ardgowan Hotel is located in the heart of St Andrews, near the Old Course. The hotel comprises three star accommodation including 36 bedrooms, a restaurant and public bars. The hotel was designed by Scottish architect George Rae and completed in 1847.

ITPenergised was commissioned to undertake an Environmental Due Diligence assessment of the property as part of the Due Diligence Team advising the potential purchaser, led by Ryden.

The successful purchase was completed in October 2022 by Wirefox via its Marram Hotels business for a confidential sales price.

Our Role:

Our assessment comprised a desk based review of the available environmental information, both current and historical, from a range of sources including Ordnance Survey and British Geological Survey, SEPA, Local Authorities and public health agencies.

The findings of the assessment were utilised to provide advice on the significance of identified risks, the potential for environmental liabilities to arise for the site owner, and recommendations for any further investigations or actions to clarify, mitigate or manage risks.

We worked alongside the wider Due Diligence Team to provide succinct and relevant information to the purchaser to advise their investment decision.

Outcome:

The final report enabled the purchaser to make an informed decision on their potential purchase, with the Due Diligence process completed, the transaction successfully completed in October 2022.



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