



7/14 Wardlaw Street, Edinburgh, EH11 1TL

Offers Over £98,000

NEILSONS

Traditional top floor flat close to City Centre
in move-in condition. Ideal first time purchase/
investment opportunity.

- Traditional top floor flat within high amenity area
- Easy reach Haymarket Railway Station/good public transport
- Ideal first purchase/buy to let investment
- Move in condition
- Secure entrance to common stair
- Entrance hallway with built in storage
- Lovely light & airy lounge with dining recess
- Stylish well laid out internal kitchen
- Bright & spacious double bedroom
- Modern shower room
- Gas central heating & double glazing
- Shared garden to rear/non metered street parking in area
- Internal viewing recommended
- EPC - D

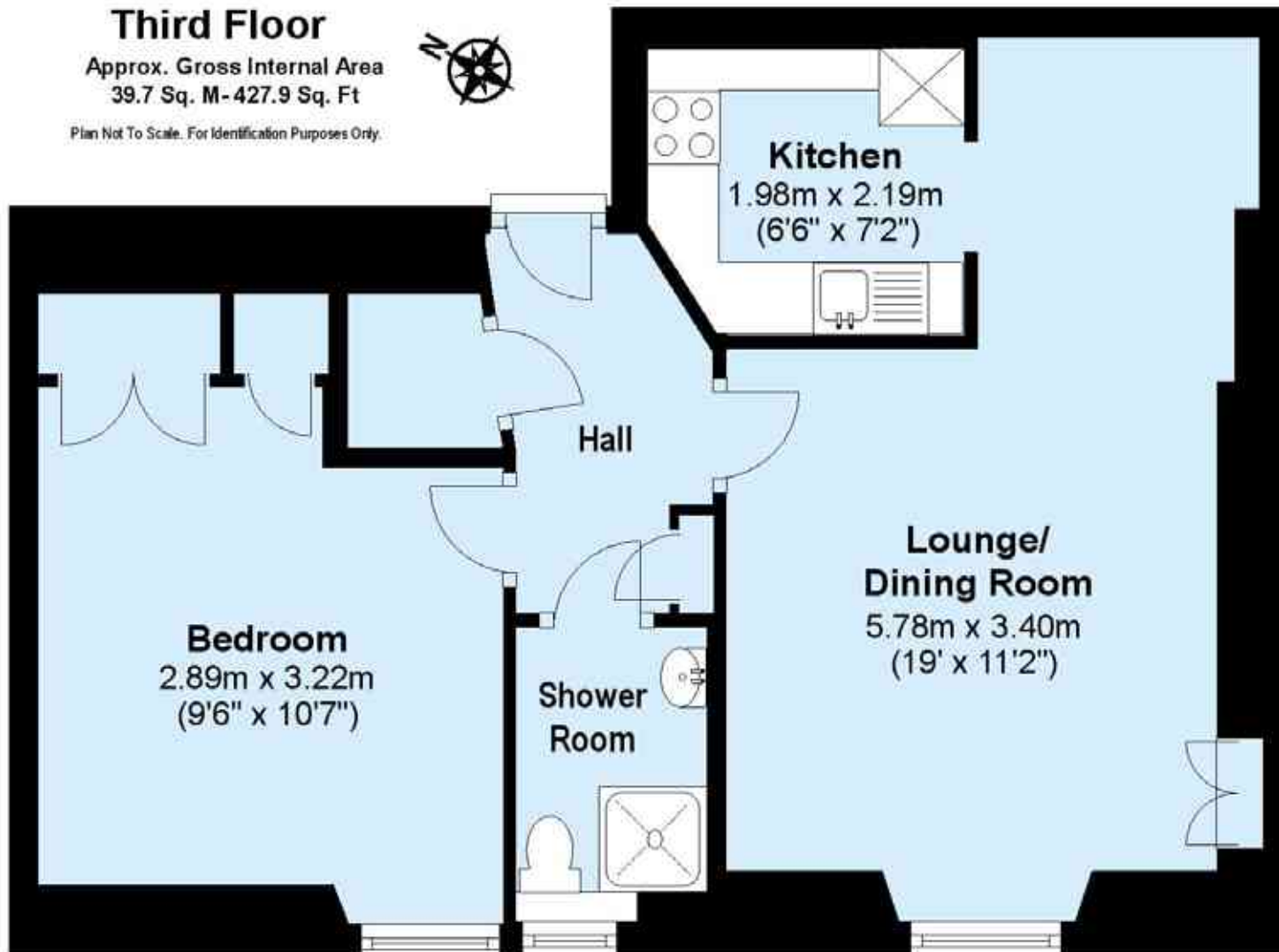




Third Floor

Approx. Gross Internal Area
39.7 Sq. M- 427.9 Sq. Ft

Plan Not To Scale. For Identification Purposes Only.



Plans by www.bignwood-estates.co.uk



Solicitors, Notaries, Estate Agents

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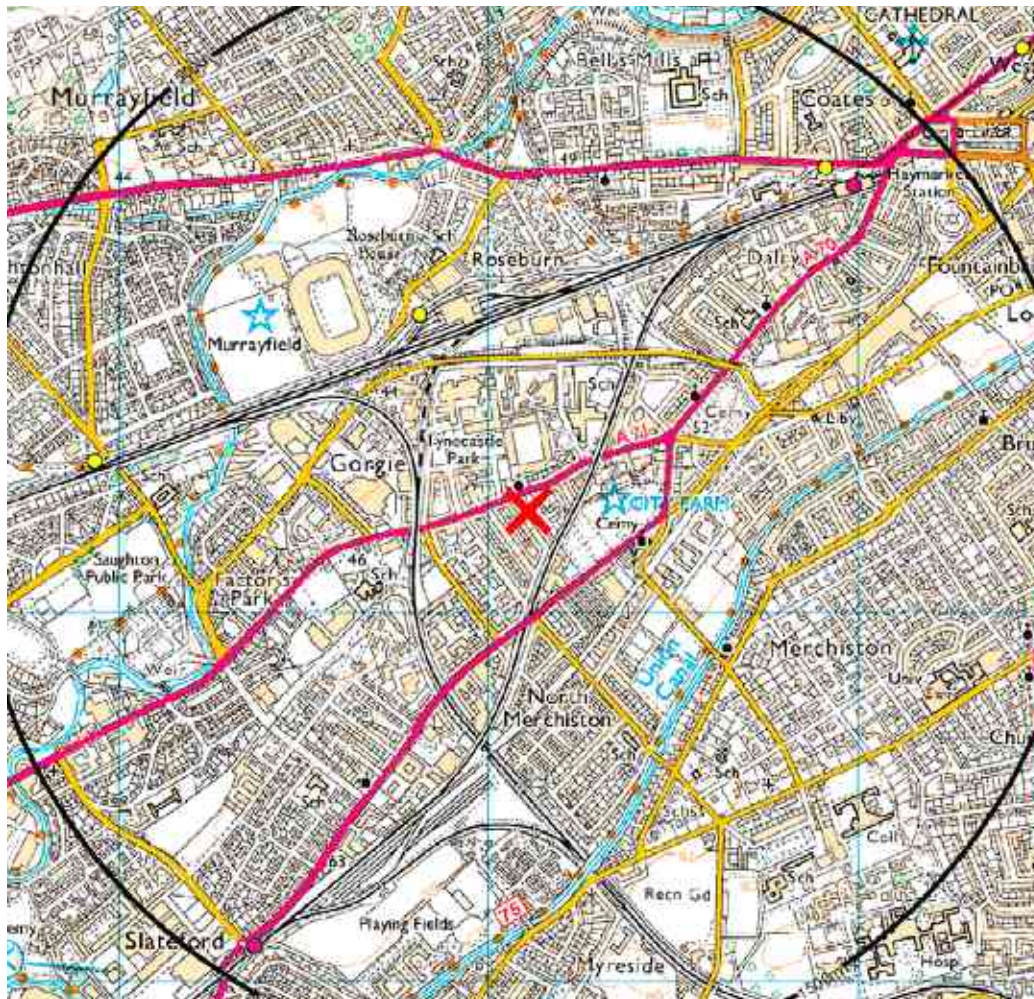


CONTENTS



- 1. School standards
- 2. What's nearby
- 3. Local authority council tax
- 4. Get to know your neighbours
- 5. Your Green Guide
- 6. Sounds like a plan

Welcome to the Neighbourhood



It's all here. Everything you want to know about your potential new home... and more besides. We've brought together the latest information from reliable official sources, to answer all your questions on where you're looking to live.

Want to know about schools? You'll find all the local nurseries, junior and secondary schools in the area.

Looking for your local pub or nearest swimming pool? Details of all your local amenities are in the next few pages.

You'll also find information on average council tax costs, nearby planning applications (past and present), how to make this particular property greener and even the sort of people who live in this specific area – all right here, in one handy guide.

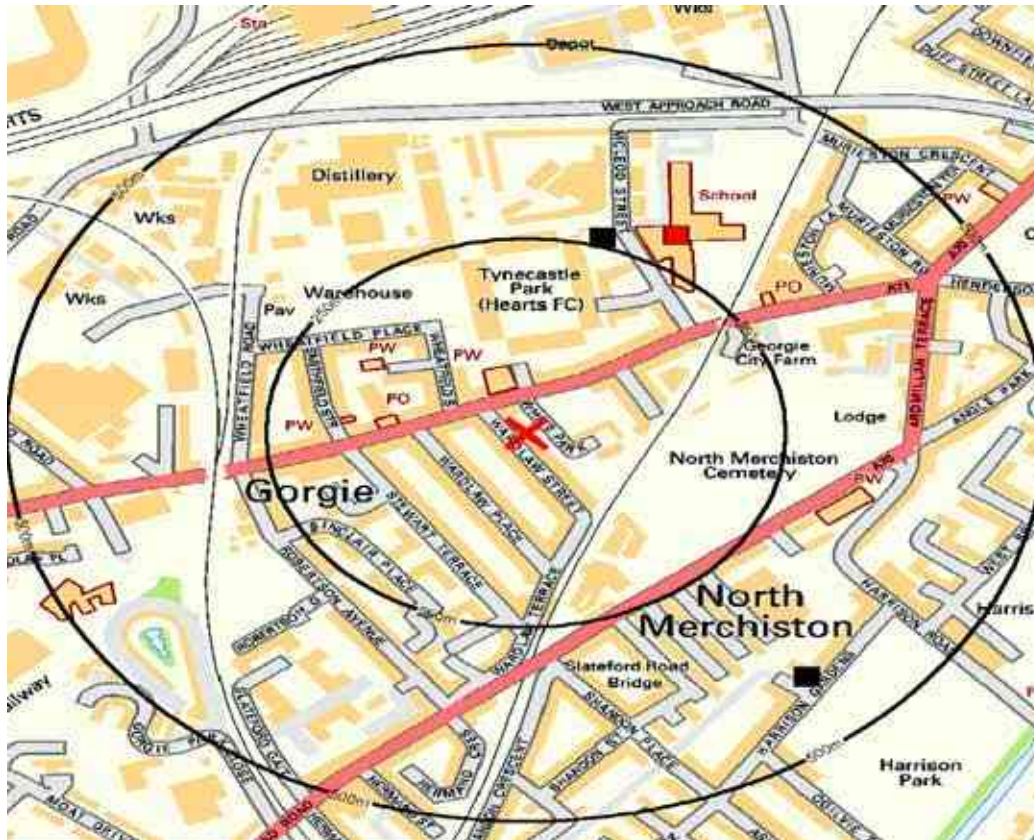
In fact, we think the only way you'll find out more is to actually live here!

SCHOOL STANDARDS



If you have a family, chances are education in the area will have a big influence on your move. So here you'll find details for all the local nurseries, primary and secondary schools.

It's such an important decision. If you have school age children, you'll naturally want to know as much as possible about the quality and accessibility of schools in the area. For further information on the application process or school performance please contact Education Scotland (see: www.educationscotland.gov.uk) or contact your local authority. If you would like to find out more about applications or school performance relating to an Independent school, please contact the school directly.



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	Site Centre		Primary and Middle Schools		Secondary Schools		Independent Schools
	Buffers		Nursery Schools		Special Schools		Further Education



NURSERY SCHOOLS

Distance	Name and address
889metres	Rudolf Steiner,Edinburgh, EH10 5BR
1.17 km	St George's, EH12 6BG
1.24 km	George Watson's, EH10 5EG
1.31 km	St Mary's Music, EH12 5EL
1.48 km	Edinburgh Montessori Arts, EH10 4DR

All ancillary information in this brochure is provided by The Property Intelligence People Limited and is believed to be accurate at the time of publication. The information provided, particularly relating to school catchment areas, is not warranted by Neilsons or the Sellers of the property and should be verified by prospective purchasers by reference to the appropriate authorities before any Offer is made relying on such information.

SCHOOL STANDARDS



The five nearest Junior and Secondary Schools are shown below.

INFANT & JUNIOR SCHOOLS

SECONDARY SCHOOLS

Distance	Name and address	School Type	Distance	Name and address	School Type
691metres	Craiglockhart Primary School, EH11 1RG	Community school	293metres	Tynecastle High School, EH11 2ND	Community school
735metres	Roseburn Primary School, EH12 5PL	Community school	1.47 km	Boroughmuir High School, EH10 4LR	Community school
792metres	Dalry Primary School, EH11 2JB	Community school	2.03 km	James Gillespie's High School, EH9 1DD	Community school
920metres	St Cuthbert's Roman Catholic Primary School, EH14 1RP	Community school	2.28 km	St Thomas of Aquin's High School, EH3 9ES	Community school
966metres	Balgreen Primary School, EH11 3AT	Community school	2.49 km	Firrhill High School, EH14 1DP	Community school

WHAT'S NEARBY



New to the area? You'll want to know what's nearby in the neighbourhood. So here's a rundown of the main amenities and services, from DIY stores to doctors and petrol stations to pubs. Even if you live locally already, you may find a few new places to go!



Restaurants

Approx Distance	Name and address
297metres	Taste Good Chinese Takeaway,EH11 1PR
702metres	Jashans Bangladeshi Restaurant & Takeaway,EH14 1NY
771metres	Guru Balti Restaurant,EH11 1DL
789metres	Piatto Verde,EH11 1DL
851metres	Edinburgh Curry Cafes,EH11 1BY



DIY Stores

Approx Distance	Name and address
340metres	Bell Donaldson Steele,EH11 2QQ
648metres	Collinson Ceramics,EH12 5PE
663metres	Jewson Ltd,EH14 1NZ
668metres	Graham,EH11 1JR
688metres	Wickes Building Supplies Ltd,EH11 2SL



Pubs, Bars & Inns

Approx Distance	Name and address
149metres	Stratfords Bar,EH11 1TU
189metres	Tynecastle Arms,EH11 2NP
265metres	Robertsons Bar,EH11 2LA
418metres	Caley Sample Room,EH11 2JR
561metres	Athletic Arms,EH11 2JX



Garden Centres

Approx Distance	Name and address
5.12 km	Solus,EH14 4AJ
5.20 km	Colinton Community Compost,EH13 0PQ
5.38 km	Klondyke Garden Centre,EH16 6TJ
6.31 km	Riccarton Garden Centre,EH14 5AA
7.01 km	Damhead Nursery Plants Edinburgh,EH10 7DZ



Shopping

Approx Distance	Name and address
142metres	Scotmid Co-operative,EH11 2PL
388metres	Aldi,EH11 2QL
483metres	Sainsbury's,EH11 2QW
728metres	Scotmid Co-operative,EH11 1LH
817metres	Lidl UK GmbH,EH11 2EF



Post Offices

Approx Distance	Name and address
142metres	Post Office (Wheatfield),EH11 2PL
819metres	Post Office (Dundee St),EH11 1BY
1.06 km	Post Office (Balgreen Rd),EH11 3AU
1.09 km	Post Office (Dalry Rd),EH11 2AB
1.49 km	Post Office (West Maitland St),EH12 5DS

WHAT'S NEARBY



Places of Worship

Approx Distance	Name and address
83metres	Gorgie Dalry Parish Church, Gorgie Road, EH11
325metres	St Michael's Parish Church, Slateford Road, EH11
329metres	St Michael's Parish Church, Slateford Road, EH11
548metres	St Martin's Church (Gorgie Baptist Church), EH11
666metres	Polwarth Parish Church, Polwarth Terrace, EH11



Dentists

Approx Distance	Name and address
245metres	Gorgie Road Dental Practice,EH11 2PP
281metres	Slateford Dental Care,EH11 1PR
408metres	Ardmillan Dental Practice,EH11 2JW
856metres	Dental Surgery,EH11 1LA
919metres	Essential Dental Care,EH11 1JS



Hospitals

Approx Distance	Name and address
1.54 km	The Royal Edinburgh Hospital,EH10 5HF
1.59 km	The Royal Edinburgh Hospital,EH10 5HF
2.26 km	Princess Alexandra Eye Pavilion,EH3 9HA
2.28 km	Chalmers Hospital,EH3 9EN
2.36 km	Astley Ainslie Hospital,EH9 2HB



Pharmacies

Approx Distance	Name and address
119metres	Boots,EH11 2PN
296metres	Deans Pharmacy,EH11 2NB
435metres	Springwell Pharmacy,EH11 2JN
508metres	Lindsay & Gilmour Pharmacy,EH11 1QY
819metres	Fountainbridge Pharmacy,EH11 1BY



Doctors

Approx Distance	Name and address
349metres	Springwell House Podiatry Clinic,EH11 2JL
383metres	Springwell Medical Partnership,EH11 2JL
383metres	Springwell Medical Centre,EH11 2JL
575metres	The Slateford Group Practice,EH14 1NQ
575metres	Slateford Physiotherapy Clinic,EH14 1NQ



Train Stations

Approx Distance	Name and address
1.22 km	Haymarket Rail Station, Distillery Lane, EH12
1.40 km	Slateford Rail Station, Slateford Road, EH14
2.88 km	Kingsknowe Rail Station, Kingsknowe Road South, EH14
3.11 km	Edinburgh Rail Station, EH1
4.14 km	Wester Hailes Rail Station, Harvesters Way, EH14

WHAT'S NEARBY



Petrol Stations

Approx Distance	Name and address
614metres	Sainsbury's Murrayfield,EH11 2QF
730metres	Shell (UK) Ltd,EH11 2EF
1.14 km	Slateford Road Sf Connect,EH14 1PU
1.56 km	Asda Chesser Automat,EH14 1RJ
1.75 km	Shell (UK) Ltd,EH11 3LW



Cinemas

Approx Distance	Name and address
1.10 km	Cineworld,EH11 1AF
1.66 km	Granada Cinemas Edinburgh Ltd,EH10 4RT
1.86 km	Cameo,EH3 9LZ
1.87 km	Odeon Cinemas,EH3 9BG
1.93 km	Filmhouse,EH3 9BZ



Leisure Centres & Swimming Pools

Approx Distance	Name and address
83metres	Gorgie Parish Church,EH11 2NX
307metres	Tynecastle High School,EH11 2NJ
329metres	St Michaels Parish Church,EH11 1NX
357metres	Gorgie Dalry Community Association,EH11 2NH
408metres	Gorgie Memorial Hall,EH11 2QU



Theatres

Approx Distance	Name and address
1.92 km	Kings Theatre,EH3 9LQ
2.09 km	Traverse Theatre,EH1 2ED
3.06 km	C Venues,EH1 1HR
3.06 km	Festival & Kings Theatres,EH8 9FT
3.23 km	Assembly Theatre,EH8 9SU



Golf Clubs

Approx Distance	Name and address
1.47 km	Carrick Knowe Golf Course,EH12 5XA
1.50 km	Carrickvale Golf Club,EH12 5UZ
1.83 km	Murrayfield Golf Club,EH12 6EU
1.96 km	Merchants of Edinburgh Golf Club,EH10 5PY
2.49 km	Ravelston Golf Club,EH4 3NZ

LOCAL AUTHORITY COUNCIL TAX



However many properties you've looked at in this area, it's always useful to know how associated costs compare. So here's an overview of average local authority's Council Tax costs.

To obtain the Council Tax band for this property, please refer to the Property Questionnaire contained within the Home Report. You can download the Home Report from www.neilsons.co.uk



Council Tax Band	Local Values	National Average
Band A	£779.3	£967.5
Band B	£909.2	£1,128
Band C	£1,039	£1,290
Band D	£1,169	£1,451
Band E	£1,428	£1,773
Band F	£1,688	£2,096
Band G	£1,948	£2,418
Band H	£2,338	£2,902



GET TO KNOW YOUR NEIGHBOURS

Taking the smallest geographical area, the latest census data (Source: Census area statistic) can reveal a profile of your neighbours, based on age, education and employment.

Age profile

The largest group of people in your postcode sector are aged between 45 and 59 years of age. The lowest number of people are aged between 16 and 19 years of age.

Age Range	0-9	10-15	16-19	20-24	25-29	30-44	45-59	60-64	65-74	75+
%	9	6	4	6	5	20	20	5	10	9

Education profile

Information available for the area suggests that there are a lower proportion of people who have no qualifications compared to the national average. There also appears to be a greater than average proportion of people educated to degree level or above.

	Percentage (%) in area	National Average (%)
No qualifications	9.0	27.7
Lower level qualifications	37.0	46.6
Higher level qualifications	54.0	25.7

Employment profile

The proportion of people who are employed living in this postcode sector is greater than the national average of 40.1%. Approximately 15.5% of people are retired. This is more than the national average of 14.2%. Unemployment levels are lower than the national average of 3.6%.

	Percentage (%) in area	National Average (%)
Employee	41.2	40.1
Self employed with employees	8.9	8
Self employed without employees	0.00	0.00
Unemployed	2.9	3.6
Full-time students	3.9	4.1
Retired	15.5	14.2
Student	11.4	11.6
Looking after home/family	5.9	12
Permanently sick/disabled	5.2	6.3
Other	0.00	0.00

YOUR GREEN GUIDE



We can all benefit from being environmentally-friendly... not to mention saving you a small fortune over the course of a year. Here you'll find a variety of information about the local environment for this particular property, and its energy efficiency.

It's up to all of us to make a difference. Whether it's recycling with the help of the local authority or using an alternative energy source, it's easy for everyone to do their bit (for information on anything from environmental health to pollution and recycling, the local authority's website should help).

It's also important to know whether or not your potential new home is at risk of being flooded, so we've included info on that too. And finally, you'll see just how energy-efficient this particular property is – together with a few suggestions as to how it can be improved.

Recycling at home

Easy to do and resulting in less waste being sent to landfill, recycling is actively encouraged by the local council. They'll be able to provide you with recycling bins and boxes, a timetable of kerbside collection dates and more. Here are the details for contacting them, and of the nearest recycling centre.

Recycling naturally

Other useful ways of recycling include composting food waste and reducing water usage by fitting a water but to downpipes. Many local authorities have special schemes (including discounted products) to encourage both – just call them for details.

Alternative energy

With 40% of Europe's wind energy flowing over Britain, it could be worth fitting a domestic wind turbine. It's one of the greenest sources of energy available, and through feed-in tariffs you get paid for any energy you generate even if you use it. What you don't use can be exported to the local grid (you get paid for that too!) – and you can store energy in batteries for when there is no wind.

The Energy Saving Trust estimates you need an annual average wind speed of 6m/s or more to make a turbine effective, with no major obstacles nearby (such as buildings, trees or hills) to reduce the speed or cause turbulence.

The average wind speed for this area is 3.9 m/s

Water meters

Another way to save water is by having a water meter – which can cut bills by as much as £200 a year. The general rule is if there are more bedrooms than people in a house, it's worth having one; alternatively, the local water company can provide a 'calculator' to help work out how much might be saved in a particular property.

Energy Performance Certificate

The Energy Performance Certificate (EPC) is designed to help people understand a home's energy efficiency and its impact on the environment. It uses a rating system from A to G, A being most energy efficient. A qualified energy assessor creates the EPC, which shows the home's current rating and some efficiency recommendations.

Every property marketed for sale or rent is required to have an EPC, which is always accompanied by a report listing various recommendations together with the potential improvements to the building's energy rating.

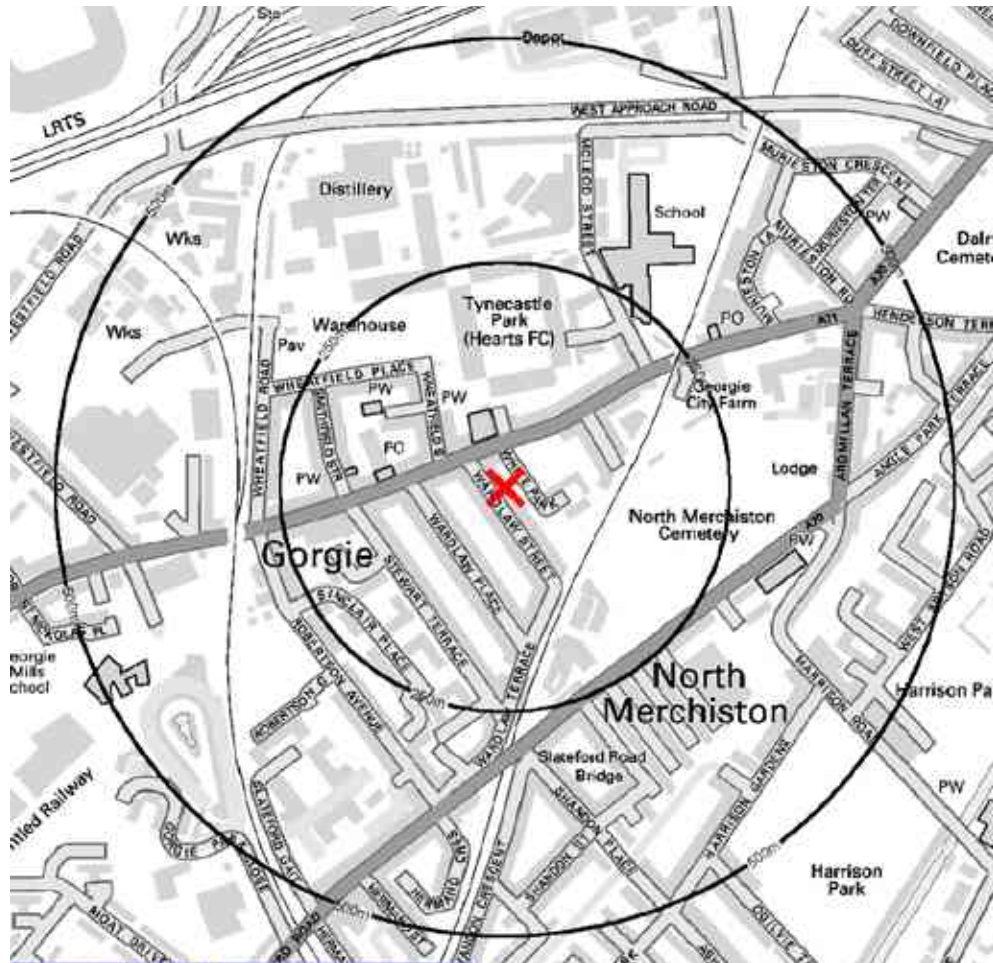
The EPC for this property can be found within the Home Report. You can download the Home Report from www.neilsons.co.uk.

Local Authority Council

Council Headquarters, Wellington Court, 10
Waterloo Place, Edinburgh, EH1 3EG

Tel: 0131 200 2000

FLOOD RISK MAP FOR THE PROPERTY



Flood risk

According to the Environment Agency, millions of people in the UK live in areas at risk of flooding, so it's worth knowing in advance about the home you're looking at.

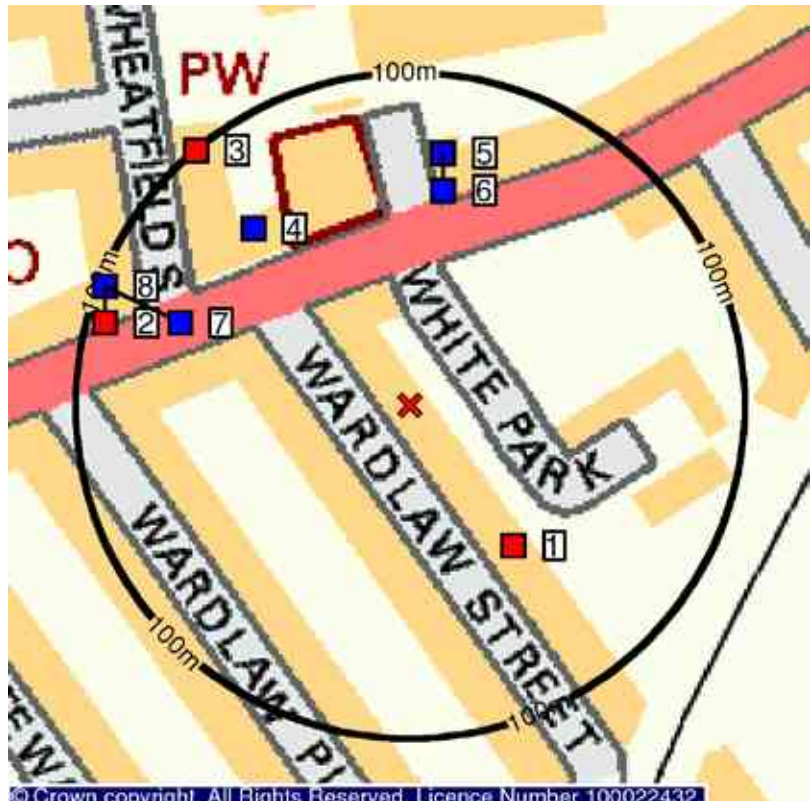
Definitions

A Zone 2 floodplain has an annual probability of flooding of between 1 in 1000 (0.1%) and 1% from rivers and 0.5% from the sea. A Zone 3 floodplain's annual probability is 1 in 100 (1%) or greater from rivers and 1 in 200 (0.5%) from the sea. If available, the highest known flood level may be shown.

Other types of flooding can affect properties – for details on getting a full flood report, contact The Property Intelligence People.

SOUNDS LIKE A PLAN

Thinking you might make a few alterations? Or want to know what other people are planning to build nearby? Either way, you'll find all you need to know here.



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- Site Centre
- Residential
- Non-Residential
- Buffers
- ID

If you're looking at making changes to your new home such as an extension or conversion, you may well need planning permission. Submitting an application is easier than you think. You can get all the advice you need from your local council, who will consider applications in line with the local development plan.

Points for consideration are:

- Number, size, layout, siting and the external appearance of buildings
- Proposed access
- Landscaping and how it will affect the local neighbourhood
- The availability of services, such as roads and water supply

Types of planning application

Outline

For new buildings, this will tell you if the development is acceptable in principle. Detailed drawings aren't needed, but it'll help if you can give the council as much detail as possible.

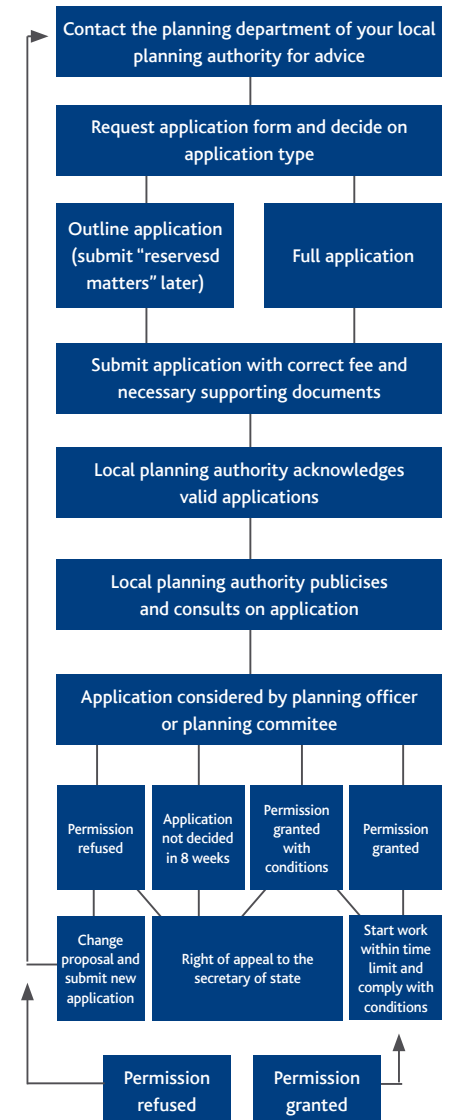
Reserved Matters

These comprise siting, design, external appearance, means of access and landscaping. What you propose must be consistent with the outline permission, if not you may need to reapply.

Full

A full planning application requires the submission of all details of the proposal and is appropriate if you wish to change the use of a property.

Planning Application Process



PLANS IN THE NEIGHBOURHOOD

Even if you have no major plans yourself, it's important to know what changes people nearby have been making (apart from anything else, it can help you see what sort of alterations have been approved already). So the following is an overview of the 5 most recent applications within 100 metres of the property each of which is also shown on a map.

HOUSE EXTENSION

The following top 5 records have been found within 100m of this search. Those within and around a 100m buffer are represented as points on the Planning Applications Map.

ID	Dist (m)	Address	Category	Reference No
1	53	2f1 13 Wardlaw Street, Edinburgh, EH11 1TN	Refurbishment or Repair	13/02072/CLP
2	99	1/1, Wheatfield Street, EH11 2NZ	Refurbishment or Repair	13/02099/CLP
3	100	8/1, Wheatfield Street, EH11 2NY	Refurbishment or Repair	13/02102/CLP

PROJECTS

The following top 5 records have been found within 100m of this search. Those within and around a 100m buffer are represented as points on the Planning Applications Map.

ID	Dist (m)	Address	Category	Reference No
4	71	200, Gorgie Road, EH11 2NX	Alteration or Conversion	N/A
5	77	174-176, Gorgie Road, EH11 2NT	New Build	N/A
6	77	174-176, Gorgie Road, EH11 2NT	Alteration or Conversion	N/A
7	99	1/1, Wheatfield Street, EH11 2NZ	New Build	N/A
8	99	212, Gorgie Road, EH11 2PN	Alteration or Conversion	N/A

MOVING CHECKLIST



With some careful organisation and plenty of forward planning, you can help minimise the stress of moving house. Use our Home Moving Checklist to help organise the process as efficiently as possible.

3 weeks to go

- Arrange to hire a self-drive van or obtain estimates from removal firms asking about packing and unpacking services
- If you are moving yourself, check your home contents insurance policy for cover at your new address during your move
- Correspond with your Building Society/ Bank and any credit card companies advising them of your new address and amending standing orders etc
- Arrange for telephone, TV provider (e.g. Sky, Virgin, YouView etc) and other accounts to be finalised
- Book an electrician and plumber if required to disconnect and refit appliances from your old address to your new address
- Notify your dentist and doctor for your medical records to be transferred to your new practices.
- Confirm school transfers
- If you are packing yourself, create a system of identifying packing boxes which will need to be opened first (by numbering or colour code) and label all boxes clearly with their contents and in which room they belong
- Inform your employer of your move, confirming whether you require time off work
- You may want to also arrange for someone to look after any young children and pets during your move

2 weeks to go

- Begin to discard unwanted items from cupboards, attics and sheds
- Arrange for the Post Office to redirect your mail
- Double-check your correct change of address with:
 - Bank/Building Society, insurance companies, Premium Bonds and other savings certificates, credit card companies and store accounts
 - Driver and Vehicle Licensing Centre and mortgage organisations
 - Inland Revenue, Local Council Office, Social Security Office
 - Clubs and other memberships, newsagents/magazine and other subscriptions
 - Milk and any other direct delivery service
 - Relatives and friends

1 week to go

- Confirm moving arrangements with van hire or removal firm
- Clearly label any items you are leaving behind and remove any fixed objects not included in your sale
- Collect up all keys for your existing property
- Make up a tool kit with screwdriver, pliers, knife, hammer, hooks, bulbs etc. and keep it handy
- Make sure loft, garden shed and other storage places have been cleared out
- Ensure that any funds coming from your own resources are cleared and ready to be transferred to your Solicitor and that you have the necessary documentation available to confirm the source of funding.

Moving tomorrow

- Defrost fridge and freezer
- Complete packing except for clothing and overnight toiletries etc. and food and drink needed for the moving day
- Have cash available to deal with unexpected expenses
- Clean down all paintwork and working surfaces including sanitary ware
- Clean and cover carpets which are being left to avoid damage

Moving today

- Strip beds and pack bedding, nightclothes, towels etc
- Take down curtains, remove rugs and loose floor coverings that you are taking with you
- Turn off central heating and all electrical appliances
- Make a note of gas, water and electric meter readings
- Check all storage spaces and lock all windows and doors
- Leave the remaining keys in the property or as arranged with your Solicitor
- Collect your keys from your Solicitor or the selling agents as previously agreed

Take care!

It is important that you take care when moving into your new home. You will probably need to carry several items during the move, which, if done incorrectly can cause injury. The golden rules of manual handling are:

- Assess the weight of the items before lifting
- Lift within your capabilities; split or share the load if you need to
- Plan your route, remove obstructions and avoid any obstacles
- Wear suitable footwear and gloves if necessary
- When you start to lift use your legs not your back; imagine yourself as a hoist, not a crane
- If necessary, carry for a short distance and then stop to rest before you restart



NOTES



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Solicitors, Notaries, Estate Agents



NOTES



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Solicitors, Notaries, Estate Agents



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Solicitors, Notaries, Estate Agents



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Solicitors, Notaries, Estate Agents



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Solicitors, Notaries, Estate Agents



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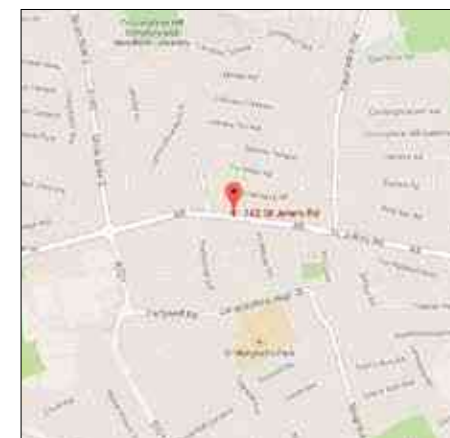
Solicitors, Notaries, Estate Agents



For a free pre-sale marketing appraisal
of your own property contact:

Neilsons
Property Department
142 St John's Road
Edinburgh
EH12 8AY

0131 625 2222
www.neilsons.co.uk
propertyservices@neilsons.co.uk



In association with



Important Information

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact our Property Department for verification particularly if you are travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from our Property Department or where appropriate the relevant authority for verification.

[5] All ancillary information in this brochure is provided by The Property Intelligence People Limited and is believed to be accurate at the time of publication. The information provided, particularly relating to school catchment areas, is not warranted by Neilsons or the Sellers of the property and should be verified by prospective purchasers by reference to the appropriate authorities before any Offer is made relying on such information.

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