

**BUYER
INFORMATION
PACK**

Introduction to this buyer information pack.

This buyer information pack is designed to provide information for potential purchasers of:

Flat 7, Sovereign Court, BOGNOR REGIS, West Sussex, PO21 1AH.

In line with the Consumer Protection Regulations 2008, the information enclosed supports our details in providing the purchaser with as much relevant information as possible that may affect their buying decision.

This enforces commitment to providing the most complete and professional service for all our clients, whether buying or selling the property.

Although the information in this pack is designed to help, the information provided in the Property Information Questionnaire is from the seller of the property and we are unable to guarantee the accuracy.

Where the information has been sourced via company databases through Sprift as the aggregator, it is done so based on the property address and postcode. Whilst Sprift endeavour to keep the information up to date and correct, they offer no warranty.

Although this buyers information pack provides an overview for any interested parties, it does not and must not replace the usual checks that would be carried out by a potential purchasers' acting Solicitor.



See More Online

KPF: Key Property Facts

An insight into your property and the local area

Monday 08th April 2024



**FLAT 7, SOVEREIGN COURT, CAMPBELL ROAD, BOGNOR
REGIS, PO21 1AH**

Property

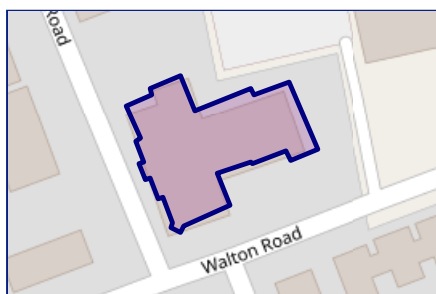
Multiple Title Plans

Freehold Title Plan



WSX124547

Leasehold Title Plan



WSX147272

Start Date: 06/09/1989
End Date: 01/10/2113
Lease Term: 125 years from 1 October 1988
Term Remaining: 89 years

Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	31/10/2022
Bedrooms:	1	Last Sold Price:	£90,000
Floor Area:	473 ft ² / 44 m ²	Last Sold £/ft²:	£190
Plot Area:	0.21 acres	Tenure:	Leasehold
Year Built :	1983-1990	Start Date:	06/09/1989
Council Tax :	Band C	End Date:	01/10/2113
Annual Estimate:	£2,011	Lease Term:	125 years from 1 October 1988
Title Number:	WSX147272	Term Remaining:	89 years
UPRN:	100062175627		

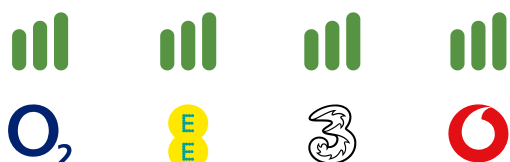
Local Area

Local Authority:	West sussex
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Flat 7, Sovereign Court, Campbell Road, PO21 1AH

Energy rating

C

Valid until 24.01.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

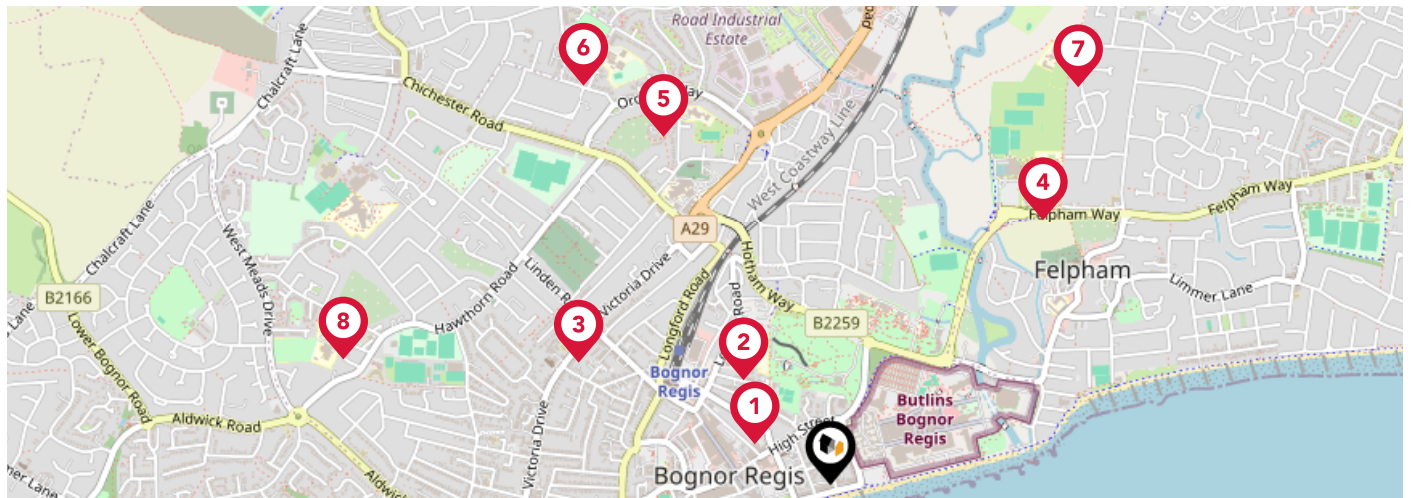
Property

EPC - Additional Data

Additional EPC Data

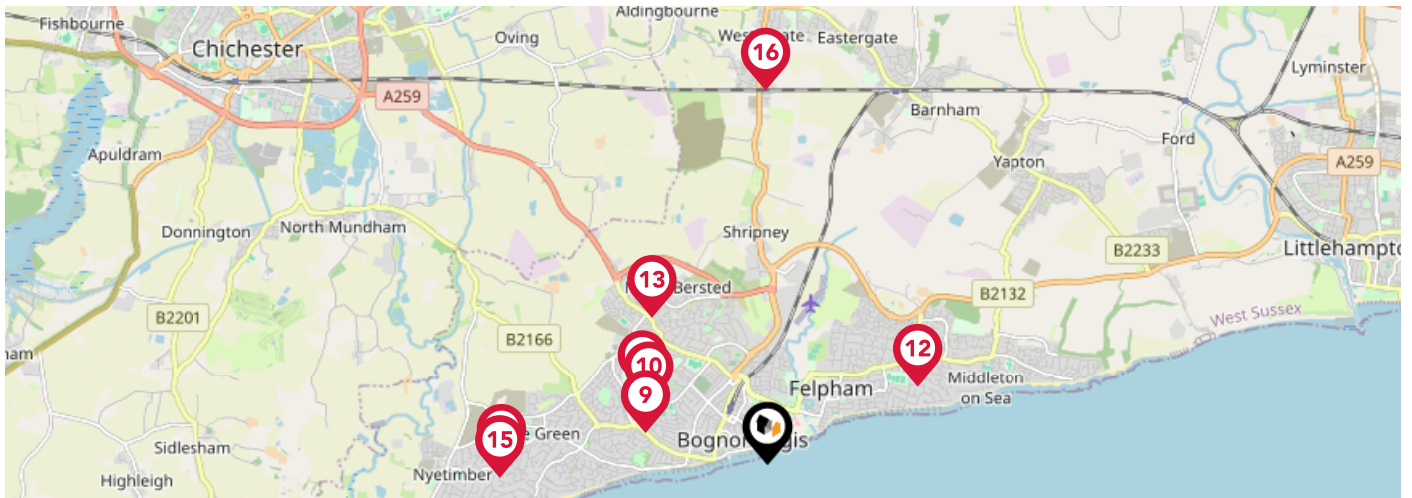
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	44 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 304 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Edward Bryant School Ofsted Rating: Good Pupils: 628 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bognor Regis Nursery School Ofsted Rating: Outstanding Pupils: 138 Distance:0.65	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Felpham Community College Ofsted Rating: Good Pupils: 1356 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	South Bersted CofE Primary School Ofsted Rating: Good Pupils: 206 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bersted Green Primary School, Bognor Regis Ofsted Rating: Good Pupils: 316 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Downview Primary School Ofsted Rating: Good Pupils: 559 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Nyewood CofE Infant School, Bognor Regis Ofsted Rating: Good Pupils: 228 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

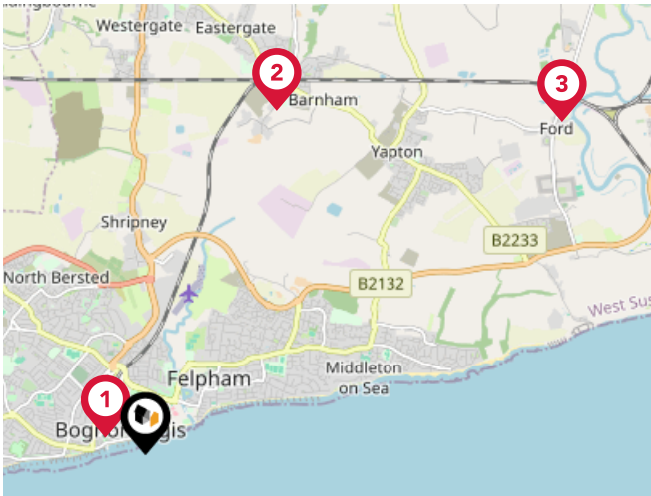
Area Schools



		Nursery	Primary	Secondary	College	Private
	Nyewood CofE Junior School Ofsted Rating: Good Pupils: 332 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Regis School Ofsted Rating: Good Pupils: 1553 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southway Primary School Ofsted Rating: Good Pupils: 598 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Tufnell CofE Primary School, Felpham Ofsted Rating: Good Pupils: 542 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bartons Primary School, Bognor Regis Ofsted Rating: Good Pupils: 218 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rose Green Junior School Ofsted Rating: Good Pupils: 390 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rose Green Infant School Ofsted Rating: Good Pupils: 263 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aldingbourne Primary School Ofsted Rating: Good Pupils: 212 Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

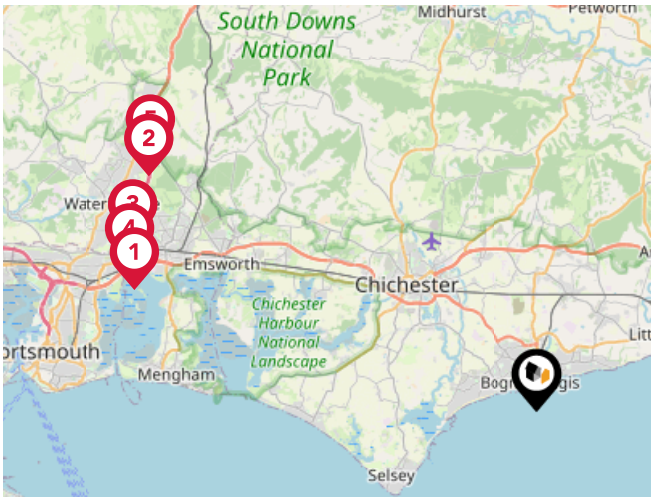
Area

Transport (National)



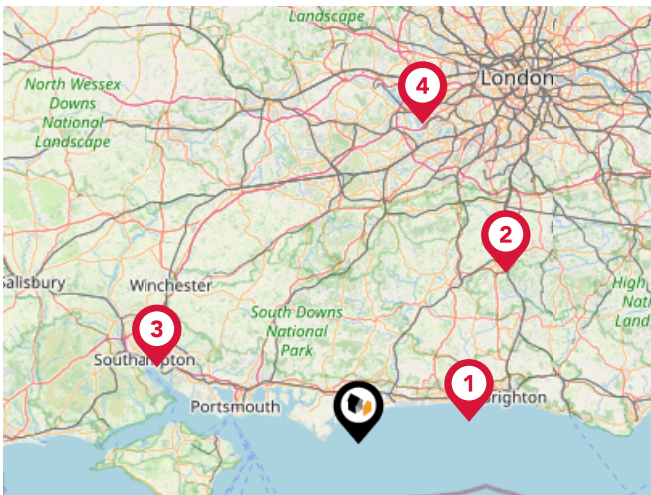
National Rail Stations

Pin	Name	Distance
1	Bognor Regis Rail Station	0.4 miles
2	Barnham Rail Station	3.45 miles
3	Ford Rail Station	5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A3(M) J5	15.73 miles
2	A3(M) J2	16.94 miles
3	A3(M) J3	16.37 miles
4	A3(M) J4	16.2 miles
5	A3(M) J1	17.29 miles

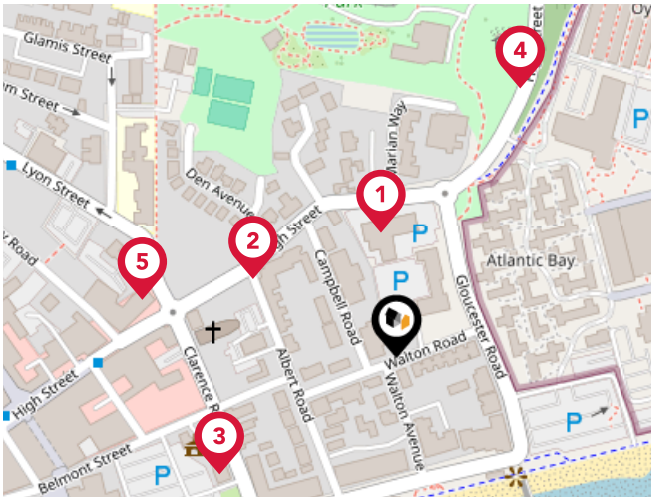


Airports/Helipads

Pin	Name	Distance
1	Shoreham Brighton City Airport	16.83 miles
2	London Gatwick Airport	33.87 miles
3	Southampton Airport	32.33 miles
4	London Heathrow Airport	48.64 miles

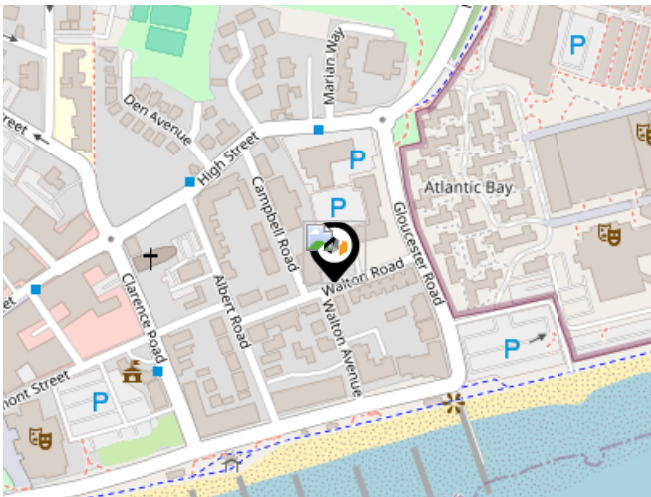
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gloucester Road	0.07 miles
2	Den Avenue	0.1 miles
3	Town Hall	0.12 miles
4	Gloucester Road	0.17 miles
5	Lyon Street Shops	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	West Itchenor Ferry Landing	8.84 miles

Council Tax Bands in England :

Tax Band:	Ranges of Value :
A	up to £40,000
B	£40,001 to £52,000
C	£52,001 to £68,000
D	£68,001 to £88,000
E	£88,001 to £120,000
F	£120,001 to £160,000
G	£160,001 to £320,000
H	more than £320,000

Council Tax Data For This Property:

	
FLAT 7, SOVEREIGN COURT, CAMPBELL ROAD, BOGNOR REGIS, PO21 1AH	
Tax Band:	Band C
Annual Cost:	£2010.60

Bandings For Nearby Properties:

Address	Council Tax Band	Annual Cost
1 SOVEREIGN COURT CAMPBELL ROAD Bognor Regis West Sussex PO21 1AH	Band (C)	£2,011
2 SOVEREIGN COURT CAMPBELL ROAD Bognor Regis West Sussex PO21 1AH	Band (D)	£2,262
3 SOVEREIGN COURT CAMPBELL ROAD Bognor Regis West Sussex PO21 1AH	Band (C)	£2,011
4 SOVEREIGN COURT CAMPBELL ROAD Bognor Regis West Sussex PO21 1AH	Band (C)	£2,011
5 SOVEREIGN COURT CAMPBELL ROAD Bognor Regis West Sussex PO21 1AH	Band (D)	£2,262
6 SOVEREIGN COURT CAMPBELL ROAD Bognor Regis West Sussex PO21 1AH	Band (D)	£2,262
7 SOVEREIGN COURT CAMPBELL ROAD Bognor Regis West Sussex PO21 1AH	Band (C)	£2,011

Planning records for: *Sovereign Court Campbell Road Bognor Regis PO21 1AH*

Reference - BR/321/17/PL	
Decision:	ApproveConditionally
Date:	14th December 2017
Description:	Replacement of all windows & doors, existing timber fascia, soffitts, guttering & downpipes with PVCu & the main entrance doors, fire exit doors/communal doors to be replace with aluminium.

Reference - BR/246/14/PL	
Decision:	ApproveConditionally
Date:	25th September 2014
Description:	Change of use from house managers apartment (C3 Dwelling House) to sheltered flat (C2 Residential Institution) .

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

thill@completeasap.co.uk



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number WSX147272

Edition date 16.11.2022

- This official copy shows the entries on the register of title on 08 APR 2024 at 16:14:22.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 08 Apr 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WEST SUSSEX : ARUN

- 1 (07.09.1989) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 7, Sovereign Court, Campbell Road, Bognor Regis (PO21 1AH).

NOTE: Only the ground floor is included in the title.

- 2 The Transfer dated 30 November 1987 referred to in the Charges Register contains the following provision:-

"PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that nothing herein contained shall operate as or imply to be construed as a grant or any right or easement of light air water drainage way support or any other right or easement (save as expressly granted) whatsoever on over or under the Retained Land and that British Telecom and its successors in title the owners and occupiers for the time being of the Retained Land shall be entitled at any time and from time to time hereafter to erect or suffer to be erected any building or other erections on the Retained Land or any part or parts thereof and to alter any buildings or other erections now standing or hereafter to be erected on the Retained Land and any buildings erections or structures situate thereon in such manner as it may think fit notwithstanding that thereby the passage or access of light and air to any building or buildings which may be upon the Property or upon any part or parts thereof may be obstructed prejudiced or interfered with."

NOTE: The Retained Land referred to lies to the east of the land in this title.

- 3 (07.09.1989) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date	: 7 September 1989
Term	: 125 years from 1 October 1988
Rent	: As therein mentioned
Parties	: (1) Sovereign Retirement Limited
	: (2) Margaret Isobel Hill

A: Property Register continued

- 4 There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 5 The landlord's title is registered.
- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (16.11.2022) PROPRIETOR: SUZANNE JOY FLOREY of Flat 7, Sovereign Court, Campbell Road, Bognor Regis, PO21 1AH.
- 2 (16.11.2022) The price stated to have been paid on 31 October 2022 was £90,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Deed dated 5 October 1892 made between (1) Henry Campbell Jenkins and (2) William Tate contains covenants affecting the freehold estate in the land in this title and other land details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Deed dated 27 May 1895 made between (1) William Tate (2) William Smith and Ebenezer Prior (3) Edward Arnold and (4) Emily Mary Jane Ward contains covenants affecting the freehold estate in the land in this title and other land details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Transfer of the freehold estate in the land in this title and other land dated 30 November 1987 made between (1) British Telecommunications Plc and (2) Sovereign Retirement Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 An Agreement dated 17 March 1988 made between (1) Arun District Council and (2) Sovereign Retirement Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Deed dated 5 October 1892 referred to in the Charges Register:-

"Subject to the conditions mentioned in the Schedule hereunder AND which conditions the said William Tate for himself his heirs executors administrators and assigns and to the intent and so far as to bind not only himself personally (but also so far as practicable all future owners and tenants of the land and premises hereby assured or any part thereof and to bind such lands and premises into whosoever hands the same may come) doth hereby covenant with the said Henry Campbell Jenkins his heirs and assigns at all times hereafter to observe and perform

PROVIDED ALWAYS that the covenants hereinbefore contained on the part of the said William Tate is not to be held personally binding upon him or any other person or persons except in cases of breaches committed or occasioned during his or their joint or sole seisin of or title to the

Schedule of restrictive covenants continued

land hereby conveyed

THE SCHEDULE above referred to

1. NO house or part of a house shall be erected on any part of the land hereinbefore conveyed of less value than £600 with the exception of those immediately facing Walton Road as now laid out where a value of £500 per house shall be sufficient or £800 for two semi-detached villas facing such road. The value of a house is the amount of its net first cost of material and labour or construction only estimated at the lowest current prices.

2. NOT more than twenty houses shall be erected on the whole of the land hereinbefore conveyed and shall be detached or semi-detached villas.

3. NO building shall be erected on the said land or used as a public house hotel shop warehouse workshop factory or otherwise than as a private dwelling house or office or stabling attached or appurtenant thereto.

4. NO trade or manufacture of a noisome or offensive nature shall be carried on upon any part of the said land.

5. THE house built in the east corner of the said land shall be of not less value than £350 and shall front the Upper Bognor Road and shall be erected so as not to come in any way beyond the centre of the porch now existing of the cottae belonging to Mrs. M Jenkins the mother of the said Henry Campbell Jenkins and no wall or fence in front of such cottage beyond the point fixed for the frontage of such house and the Upper Bognor Road shall be above 3 feet high."

2 The following are details of the covenants contained in the Conveyance dated 27 May 1895 referred to in the Charges Register:-

"THE Purchaser for herself her heirs executors administrators and assigns and with the intent to bind not only herself personally but also all future owners and tenants of the land hereby conveyed hereby covenants with the Vendor his heirs and assigns that the Purchaser her heirs and assigns will at all times hereafter observe and perform the stipulations set out in the Second Schedule hereto. PROVIDED ALWAYS THAT THE covenants hereinbefore contained on the part of the Purchaser are not to be held personally binding upon her or any other person except in respect of breaches committed or occasioned during her or their respective sole or joint seisin of or title to the land hereby conveyed and except that the Purchaser shall be personally bound to carry out or cause to be carried out the stipulation numbered 2 in the said Second Schedule as to the house to be built upon the said land being built in accordance with the elevations referred to and within the time stated in such stipulation.

THE SECOND SCHEDULE

1. No house or part of a house shall be erected on any part of the said land of less value than £600 such value to be exclusive of any stabling and outbuilding. The value of a house is the amount of its net first cost of materials and labour of construction only estimated at reasonable current prices.

2. NOT more than two houses shall and only one need be erected on the said land and if two be erected they shall be detached houses and built in accordance with the elevations already shown to and approved by the Vendor. One of such houses shall be erected on the land hereby conveyed by or at the cost of the Purchaser within 12 months from the date hereof.

3. NO trade or manufacture shall be carried on upon the said land or in any building or erection thereon and no building erected upon the said land shall be used as a public-house hotel warehouse workshop factory or otherwise than as a private dwellinghouse with offices and with or without stabling attached or appurtenant thereto.

4. NO erection except a dividing fence or wall not exceeding 3 feet in

Schedule of restrictive covenants continued

height with an iron railing at top not exceeding 3 further feet in height shall at anytime be erected on the said land within 20 feet from the said road called or intended to be called Campbell Road."

- 3 The following are details of the covenants contained in the Transfer dated 30 November 1987 referred to in the Charges Register:-

"The Purchaser hereby covenants with the British Telecom with intent that the burden hereof shall run with and bind the Property and each and every part thereof and that the benefit shall be annexed to and run with each and every part of the Retained Land to observe and perform the covenants and conditions set out in the Second Schedule hereto.

THE SECOND SCHEDULE above referred to

STIPULATIONS

1. Nothing shall be done on the Property or in any buildings or erections for the time being thereon or in any part thereof which may wholly or partially in consequences of vibration or otherwise prejudice interfere with or disturb in any manner or to any extent the Telecommunication Apparatus on the Retained Land or any part thereof or the use operation maintenance or workign of such Telecommunication Apparatus.

2. No apparatus shall be brought onto the Property or kept or used there which generates or radiates or is designed to generate or radiate or is liable to generate or radiate fortuitously electro-magnetic energy or electro-static energy.

3. No apparatus shall cause interference with the receiving or distribution of electro-magnetic energy on the Retained Land nor prejudice interfere with or disturbe in any manner or to any extent the Telecommunication Apparatus used at any time on the Retained Land or any part thereof.

4. No business relating to or in any way connected with the provision of telecommunication and/or data processing services (which services shall be deemed to include any business relating to or in any way connected with the construction manufacture production purchase sale (whether wholesale or retail) supply installation taking on hire or hire purchase maintenance and repair of any instruments appliances machinery and things used in connection with such services and the provisions of any consultancy or advisory services with regard thereto) shall at any time be carried on upon the Property or in any buildings or erections for the time being thereon or on any part thereof.

5. Nothing shall be done upon the Property or in any buildings or erections for the time being thereon or on any part thereof which is noisy noxious offensive or objectionable.

6. No goods materials or things of a dangerous inflammable or explosive nature or which are liable to spontaneous combustion (except petrol in the tank of motor vehicles on or about the Property) shall be kept on the Property or in any building or erection for the time being thereon or on any part thereof.

7. Not to construct upon the Property any building or erection nor make any addition or alteration to any building or erection for the time being on the property except in accordance with plans elevations sections and specifications previously approved in writing by the British Telecom's Architect for the time being such consent not to be unreasonably withheld and the Purchaser shall pay the fees of such Architect in relation thereto."

NOTE: The Retained Land referred to lies to the east of the land in this title.

- 4 The following are details of the covenants contained in the Agreement dated 17 March 1988 referred to in the Charges Register:-

"THE Owner for itself and its successors in title hereby covenant with the Council with intent to bind the Property and every part thereof

Schedule of restrictive covenants continued

into whosoever hands the same may come and to the intent that this covenant may be enforced by the Council against persons deriving title under the Owner pursuant to Section 52 of the Town and Country Planning Act 1971 as if the Council were possessed of adjacent land and this covenant had been expressed to be made for the benefit of such land to observe and perform the covenants set out in the Second Schedule hereto.

SECOND SCHEDULE

THE Owner hereby covenants with the Council as follows:-

(1) Not to permit the Property or any part thereof to be occupied by persons of less than State Pensionable age Provided That it shall not be deemed to be a breach of this covenant in the case of the occupation of any dwelling unit comprised in the Property under the following circumstances:-

(a) by a husband and wife where one of them is below State Pensionable age

(b) the continued occupation by a spouse below State Pensionable age following the death of his or her spouse who had attained that age

(c) by a resident warden and his or her spouse neither of whom having attained that age."

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 08 April 2024 shows the state of this title plan on 08 April 2024 at 16:14:23. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Durham Office .

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H.M. LAND REGISTRY

TITLE NUMBER

WSX147272

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY SHEET
WEST SUSSEX

NATIONAL GRID
SZ 9399

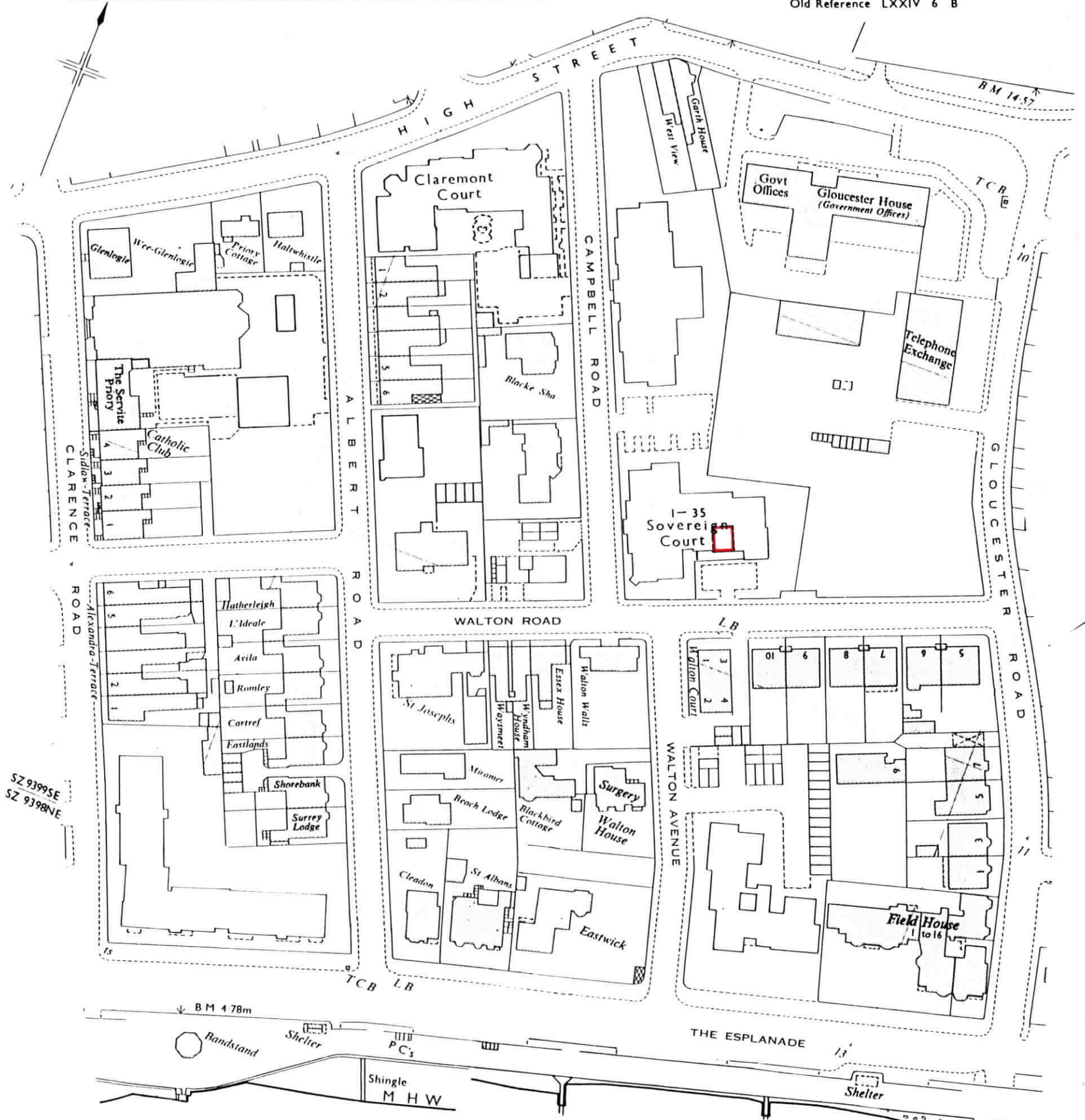
SECTION
F

Scale: 1/1250

ARUN DISTRICT

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Old Reference LXXIV 6 B



SZ 9399SE
SZ 9398NE

ENGLISH CHANNEL



These are the notes referred to on the following official copy

Title Number WSX147272

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that the quality of one or more pages may be poor. Unfortunately this is the best quality image we hold of the document. If you are able to obtain a better quality copy from another source we would be grateful if you would send it to us so we may update our records. Alternatively if you know who holds or may hold either a copy or the original please let us know so that we may contact that person.

Costs or expenses reasonably incurred as a result of the mistake may be recoverable as indemnity under paragraph 3 of Schedule 8, Land Registration Act 2002. However the Registrar's consent should normally be obtained before such costs are incurred. If you intend to incur costs as a result of any loss arising from the poor quality and to claim for these under the statutory compensation scheme please inform us of the steps you intend to take, what is the estimated cost and how this has been calculated. Our *Practice Guide 39 - Rectification and indemnity* contains further information. We appreciate that the payment of indemnity will be an inferior alternative to a better copy of the document itself.

You can view or download copies of the practice guide from our website at www.gov.uk/land-registry in English or Welsh. Alternatively, you can telephone Customer Support on 0300 006 0411 (0300 006 0422 for a Welsh-speaking service).

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Draft
Document Ref: XPLEASARD

INDEX

<u>MATTER</u>	<u>PAGE</u>
Definitions and Interpretations	3
Freehold Title	6
Leases of other Apartments	6
Agreement	7
Demise and Payment of Rent	7
Lessee's Covenants	9
Rent	9
Service Charge	9
Outgoings	13
Repair and Decoration	14
Lessor's Rights of Entry	14
Alterations	15
Costs of Notices etc.	16
Alienation	16
Notices	19
Compliance with Statute	20
Covenants affecting the Freehold	20
Lessor's costs in connection with nuisance or obeying notices	21
To Yield Up	21
Lessee's covenant to observe Regulations	21
Lessee's covenant to provide Support Shelter and Protection	22
Lessor's Covenants	22
Forfeiture	22
Party Walls	23
Suspension of Rent	23
Rights of Light and Air	24
Arrangement of Communal Facilities	24
Extend estate	24
Interruption in Services/Acts of Resident Manager	25
Service of Notices	26
Right of Survivor Lessee	26
<u>First Schedule</u> Regulations	26
<u>Second Schedule</u> Easements etc. granted	29
<u>Third Schedule</u> Exceptions and Reservations	32
<u>Fourth Schedule</u> Rent	33

Fifth Schedule - Part I - (Lessor's Covenants)

Quiet Enjoyment	37
Insurance	37
Reciprocal Lessee Covenants	38
Outgoing for Communal Facilities	38
Services	39
Resident Manager	39
Age Limit for other Lessees	39
Enforcement against other Lessees	40

Fifth Schedule - Part II - (The Services)

Maintenance etc of Estate	40
Communal gardens	42
Cleaning Communal Facilities	42
Decorating Exterior of Buildings	42
Cleaning Windows	42

Fifth Schedule - Part III - (Additional Items of Expenditure)

Fees	43
Contracts	43
Interest	44

We hereby certify that this
is a true copy of the lease
attached to

THIS LEASE is made between the Lessor and the Lessee
on the date stated in the Particulars

WHEREAS:-

WSX147272

DEFINITIONS AND INTERPRETATIONS

1. In this Lease unless the context otherwise requires

1.1 "the Particulars" means the particulars hereinbefore
set out

1.2 "the Lessor" includes the person presently
entitled to the reversion
immediately expectant on the
determination of the Term

1.3 "the Lessee " includes the survivor or survivors
of two or more joint lessees and
the successors in title of the
Lessee and all persons deriving
title under the Lessee

1.4 "the Term" means a period of one hundred and
twenty five years from and

DATED

7th August

1989

SOVEREIGN RETIREMENT LIMITED

- and -

MARGARET ISOBEL HILL

L E A S E

of

Apartment 7 Sovereign Court Campbell Road
Bognor Regis West Sussex

Mills and Reeve Francis,
3-7 Redwell Street,
Norwich,
NR2 4TJ.
(TH)

ENGLAND
 18 AUG 1989
 FINANCE ACT 1981
 LAND REGISTRATION ACTS 1925 TO 1986

H.M. LAND REGISTRAR
 LAND REGISTRATION ACTS 1925 TO 1986



1665
we to
£713

LEASE OF PART

County and District
 Title Number
 Property

: West Sussex
 : WSX124547
 : Land on the North East side of
 Campbell Road Bognor Regis

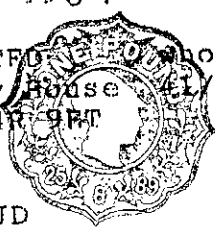
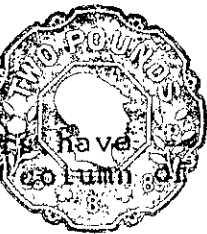


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PARTICULARS

The expressions in the first column of these Particulars have the respective meanings assigned to them in the second column of these Particulars.

Date of Lease	the <i>seventh</i> day of <i>August</i> 1989
The Lessor	SOVEREIGN RETIREMENT LIMITED whose registered office is at Ridgway House 41/42 King William Street London EC4A 9PT
The Lessee	MARGARET ISOBEL HILL of 466 Spen Lane Leeds LS16 6JD
The Property	Apartment 7 Sovereign Court Campbell Road Bognor Regis West Sussex
The Estate	The land and buildings known as Sovereign Court Campbell Road Bognor Regis West Sussex comprising 66 apartments together with resident manager's accommodation car parking spaces and communal facilities
The Term	125 years commencing on and including the First day of October preceding the date hereof
The Purchase Price	£66,750.00 66450.00. <i>1665</i>
The Initial Rent	£175 per annum <i>148</i>
The Service Charge	Shall mean a proportion of the costs and expenses incurred by the Lessor as more particularly defined in sub-clause 1.12 being: 1.302% in respect of a one-bedroomed apartment 1.562% in respect of a two-bedroomed apartment



M & RF with
 authority of C.W.
 Nelson Co.

Mills & Reeve Francis (TH)
 (XPLRAS.AED)

MISSING

PAGE(S)

including the first day of October
preceding the date of this Lease

1.5 "the Purchase
Price"

means the Purchase Price as set
out in the Particulars

1.6 "the Estate"

means the Estate as described in
the Particulars and for
identification purposes only shown
edged green on the annexed plan
marked 'A' (and subject to the
provisions of sub-clause 7.6)

1.7 "the Property"

means the apartment on the Estate
as described in the Particulars
and shown edged red on the annexed
plan marked 'B'

1.8 "the Buildings"

means the buildings erections and
appurtenances erected or to be
erected on the Estate

1.9 "the Communal
Facilities"

means all main entrances
staircases landings passages
lifts (if any) in the Buildings
resident manager's accommodation
residents' lounge together with

such other communal facilities as the Lessor may from time to time provide and such other parts of the Estate used or enjoyed by the Lessee in common with others as herein provided

1.10 "the Initial Rent"

means the sum as set out in the Particulars

1.11 "the Services"

means the services set out in Part II of the Fifth Schedule

1.12 "the Service Charge"

means the service charge specified in the Particulars being a proportion of the costs and expenses incurred by the Lessor in the performance of its obligations contained in this Lease and in providing the Services and all sums incurred by the Lessor relating to items set out in Part III of the Fifth Schedule which in all cases shall include any value added tax payable on the payments and any costs incurred by a third party for and on behalf of the Lessor where the Lessor is liable to



reimburse those costs but excludes any expenditure for which any other lessee is wholly responsible

1.13 In this Lease where the context admits the singular includes the plural and the masculine includes the feminine and vice versa and where the Lessee consists of more than one person the covenants on the part of the Lessee shall be joint and several

1.14 References in this Lease to any statute or any section of any statute include a reference to any statutory modification or re-enactment thereof for the time being in force

1.15 The paragraph and schedule headings and index do not form part of this Lease and are not to be taken into account when construing it.

FREEHOLD TITLE

1.2 The Lessor is registered at HM Land Registry as proprietor with absolute freehold title of the Estate

LEASES OF OTHER APARTMENTS

1.3 The Lessor has previously granted leases or intends to grant



leases of the premises on the Estate other than the Property and the resident manager's accommodation and the Lessor has in every lease imposed and intends in every future lease to impose covenants similar to those contained in Clauses 3 4 and 5 and the regulations set out in the First Schedule to the intent that any lessee for the time being of any premises on the Estate may be able to enforce the observance of the said regulations by the owners and occupiers for the time being of the other such premises

AGREEMENT

1.4 The Lessor has agreed with the Lessee for the grant to the Lessee of a lease of the Property in consideration of the Purchase Price and at the rent hereinafter reserved and on the terms and conditions hereinafter appearing

N O W T H I S D E E D W I T N E S S E T H as follows:-

DEMISE AND PAYMENT OF RENT

2. IN pursuance of the said agreement and in consideration of the Purchase Price paid to the Lessor by the Lessee on or before the execution hereof (the receipt of which the Lessor hereby acknowledges) and of the rents and covenants hereinafter reserved and contained and on the part of the Lessee to be paid observed and performed the Lessor HEREBY DEMISES unto the

Lessee ALL THAT the Property including for the purpose of obligation as well as grant and without prejudice to the generality hereof

2.1 the interior walls and the internal plaster and other internal covering or lining of any exterior walls

2.2 the floor

2.3 the ceiling and ceiling plaster board

2.4 the interior of the window sills

2.5 the doors leading to Property including any locks or other safety devices fitted to such doors

2.6 any pipes wires cables cisterns tanks drains or other conduits exclusively serving the Property.

TOGETHER WITH the easements rights and privileges mentioned in the Second Schedule subject as therein mentioned BUT EXCEPTING AND RESERVING as mentioned in the Third Schedule TO HOLD the Property unto the Lessee for the Term PAYING THEREFOR yearly during the Term the Initial Rent (and such other sum agreed in substitution for the Initial Rent pursuant to the provisions contained in the Fourth Schedule) and so in proportion for any period less than a year such rent to be paid without any



deduction whatsoever by half-yearly payments in advance on the First day of April and the First day of October in each year of the Term the first payment thereof being a proportionate part of the Initial Rent calculated from the date of this Lease to the date of the next half yearly payment to be paid on the execution of this Lease

LESSEE'S COVENANTS

3. The Lessee hereby covenants with the Lessor as follows:-

RENT

3.1 to pay the reserved rent and such other sums at the times and in manner aforesaid without any deduction whatsoever

SERVICE CHARGE

3.2 to pay to the Lessor without any deduction (subject to the provisions of sub-clause 7.6) the Service Charge and sums on account of the Service Charge in accordance with the following provisions:-

3.2.1 for the avoidance of doubt it is hereby expressly agreed and declared that the Lessor shall have the right to appoint a managing agent or agents to

supervise the provision of the Services and the carrying out of the Lessor's obligations contained in this Lease

3.2.2 for the purposes of this sub-clause 3.2 the expression "the Lessor's Financial Year" shall mean the annual period from and including the 1st day of October and expiring on the following 30th day of September in each year of the Term save that the first Financial Year shall be from and including the date of the first letting of premises on the Estate until the following 30th day of September

3.2.3 as soon as practicable after the beginning of the Lessor's Financial Year the Lessor shall prepare an estimate of the Service Charge for the current Lessor's Financial Year and shall supply to the Lessee a copy of such estimate together with a notice of the sums required to be paid in advance by the Lessee on account of the Service Charge on the following 1st day of January 1st day of April 1st day of July and 1st day of October

3.2.4 the said estimate shall be based on the calculation of the actual amount of Service Charge for the Lessor's immediately preceding Financial Year which the Lessor shall have made subject to audit in

accordance with the provisions of sub-clause 3.2.6 and shall take into account any excess or shortfall in payments on account of the Service Charge made by the lessees of premises on the Estate in the immediately preceding Lessor's Financial Year and will also take into account any expected increase or decrease of Service Charge for the current Lessor's Financial Year including reasonable provision for future expenses and liabilities by way of reserve or sinking fund

3.2.5 the Lessee shall pay to the Lessor the amount of the said estimate of Service Charge in advance and on account of the Service Charge by equal quarterly payments on the first day of January the first day of April the first day of July and the first day of October in each year

3.2.6 as soon as practicable after the end of the Lessor's Financial Year and in any case within six months thereof the Lessor shall supply to the Lessee a copy of a statement of account of the Service Charge duly certified by the Lessor's auditors such statement of account showing the actual liability of the lessees of premises on the Estate in respect of the Service Charge for the Lessor's Financial Year to which it relates

3.2.7 on receipt of the said duly certified account if the Service Charge shall be greater than the sums paid in advance the balance of the Service Charge shall be a debt due forthwith to the Lessor PROVIDED THAT any such balance payable by the Lessee may at the option of the Lessor be payable with the payments to be made in advance on account of the Service Charge for the remaining quarters of the Lessor's Financial Year then current.

3.2.8 if the Service Charge shall be less than the sums paid in advance any amount overpaid by the Lessee by way of advance payment shall be repaid to the Lessee as soon as is practicable PROVIDED THAT any such overpayment may be retained by the Lessor as part of a reserve or sinking fund to be held by the Lessor in accordance with sub-clause 3.2.9

3.2.9 all sums collected by the Lessor under the provisions of this sub-clause 3.2 and paid by the Lessee by way of payment in advance on account of the Service Charge or contribution to a reserve or sinking fund shall be held by the Lessor upon trust for the lessees of premises on the Estate and shall be used by the Lessor in its running of the Estate in accordance with the provisions of this Lease.

3.2.10 for the avoidance of doubt it is hereby expressly agreed and provided that the Lessor will be responsible on a daily basis for the payment of void service charges in respect of premises on the Estate which are intended to be let but remain unlet from the date of the first letting of premises on the Estate until the date of the sixty-sixth letting of premises on the Estate

3.2.11 the sums to be paid on account of the Service Charge until such time as the first estimate falls to be prepared in accordance with sub-clause 3.2.3 shall be such as have been notified to the Lessee prior to the date of this Lease

3.2.12 the Lessee shall pay on the date of this Lease a proportionate part of the sum to be paid on account of the Service charge calculated from the date of this Lease to the date of the next quarterly payment

OUTGOINGS

3.3. To pay and discharge all existing and future rates water rates taxes assessments and outgoings whatsoever payable by law in respect of the Property (including any Value Added Tax or substituted tax chargeable on any payments of rent or Service Charge hereunder) or any part thereof by the owner or occupier thereof and in the absence of direct assessment to pay to the Lessor a proper

proportion of such rates water rates taxes assessments and outgoings

REPAIR AND DECORATION

3.4 To maintain uphold decorate and keep the Property (other than the parts thereof comprised and referred to in paragraphs 1.1 and 1.2 of Part II of the Fifth Schedule) and (subject to sub-clause 7.2) all internal walls sewers drains pipes cables wires and appurtenances thereto belonging in good and tenantable repair and condition

LESSOR'S RIGHTS OF ENTRY

3.5 To permit the Lessor and its duly authorised surveyors and agents with or without workmen and others upon giving reasonable notice (save in case of emergency) at all reasonable times to enter into and upon the Property or any part thereof for the purpose of viewing and examining the state and condition thereof and making good all defects decays and wants of repair of which notice in writing shall be given by the Lessor to the Lessee and for which the Lessee may be liable hereunder within three months after the giving of such notice and the costs incurred by the Lessor will be a debt recoverable immediately as rent in arrear



3.6 To permit the Lessor and (as respects work in connection with any neighbouring or adjoining premises) its lessees with or without workmen and others upon giving reasonable notice (save in case of emergency) at all reasonable times to enter into and upon the Property or any part thereof for the purposes of repairing cleansing lighting and keeping in order and good condition all roofs foundations damp courses sewers drains pipes cables watercourses gutters wires party or other structures or other conveniences belonging to or serving or used for the Buildings or any part thereof and also for the purposes of laying down and maintaining ~~repairing and testing~~ drainage gas and water pipes and electric wires and cables and for similar purposes the person or persons exercising such right causing as little inconvenience to the Lessee as practicable and making good any damage caused to the Property

ALTERATIONS

3.7 Not to make any alterations or additions to the exterior of the Property or any structural alterations or structural additions to the interior of the Property nor in any way interfere with the exterior of the Property nor to remove any of the Lessor's fixtures and fittings without the previous consent in writing of the Lessor



COLOUR

COSTS OF NOTICES ETC.

3.8.1 To pay all costs charges and expenses (including solicitors' costs and surveyors' fees) incurred by the Lessor for the purpose of and incidental to the preparation and service of notices under Section 146 of the Law of Property Act 1925 or incurred in or in contemplation of proceedings under Sections 146 and 147 of that Act notwithstanding in any such case forfeiture is avoided otherwise than by relief granted by the Court

3.8.2 to pay all costs charges and expenses (including solicitors' costs and surveyors' fees) incurred by the Lessor for the purpose of and incidental to the preparation and service of notices and schedules relating to wants of repair of the Property whether the same be served during or after the expiration or sooner determination of the Term

3.8.3 to pay all costs charges and expenses which may be incurred by the Lessor or its managing agents in connection with the recovery of arrears of the Service Charge

ALIENATION

3.9.1 not to assign transfer underlet or part with possession of part only of the Property

3.9.2 not to assign transfer or underlet to or part with or share the possession of the whole of the Property with any person who shall be under the state pensionable age at the date of such assignment. Transfer underletting or parting with or sharing of possession unless notwithstanding that the assignee underlessee or occupier shall be under state pensionable age at the date of such assignment transfer or underletting or parting with or sharing of possession the Property will be continuously occupied by a person or persons older than that age PROVIDED ALWAYS THAT the provisions of this sub-clause 3.9.2. shall be satisfied where one of the occupiers of the Property is over the state pensionable age and the other occupier of the Property is the spouse of the said occupier

3.9.3. not to assign transfer underlet or part with or share possession of the whole of the Property

3.9.3.1. without obtaining the prior written consent of the Lessor such consent not to be unreasonably withheld or delayed and provided that the Lessor may require the proposed assignee underlessee or occupier to provide to the Lessor at no cost to the Lessor a medical certificate indicating that such assignee underlessee or occupier is physically fit and capable of complying with the obligations and requirements contained in this Lease and

3.9.3.2 without ensuring that any assignee or underlessee enters into a direct covenant with the Lessor not at any time to divide possession of the Property by an assignment or underletting or parting with or sharing possession of part only and in the event of assigning transferring underletting or parting with or sharing possession of the whole of the Property such assignee or underlessee will require any subsequent assignee or underlessee to enter into a direct covenant with the Lessor to the same effect as the provisions of this sub-clause 3.9 including this paragraph 3.9.3.2

3.9.4 not to assign transfer underlet or otherwise part with possession of the Property without paying immediately after completion of any such assignment transfer underletting or parting with possession to the Lessor a transfer fee of 1% of the gross sale price or the open market value of the residue of the Term unexpired at the date of such assignment transfer underletting or parting with possession (which in default of agreement shall be determined by the Lessor's surveyor) whichever shall be the higher plus Value Added Tax thereon PROVIDED THAT this sub-clause 3.9.4 shall not apply in the event of an assent following the death of the Lessee

3.9.5 to produce to the Lessor (if demanded) such evidence as the Lessor may reasonably require to verify the age of any assignee transferee or underlessee aforesaid or any other person in occupation of the Property

3.9.6 within twenty eight days after the document or instrument in question shall be executed or shall operate or take effect or purport to operate or take effect to give notice to the Lessor together with a certified copy of every permitted assignment transfer or underletting of this Lease or mortgage or legal charge of this Lease or of the Property or any part thereof and also of every Grant of Probate or Letters of Administration or Order of Court or other instrument effecting or evidencing a devolution of the Lessee's or underlessee's interest in the Property

NOTICES

3.10 Upon receipt of any notice order or direction or other thing from any competent authority affecting or likely to affect the Property or any part thereof whether the same shall be served directly on the Lessee or the original or a copy thereof be received from any underlessee or other person whatsoever forthwith so far as such notice order direction or other thing or the Act Regulations or other instrument under or by virtue of which it is issued or the provisions hereof require the Lessee so to do to comply

therewith at the Lessee's own expense and forthwith deliver to the Lessor a true copy of such notice order direction or other thing and if so required by the Lessor to join with the Lessor in making such representation to that or any other appropriate authority concerning any requirement or proposal affecting the Property or any part thereof or the Estate as the Lessor may consider desirable and join with the Lessor in any such appeal or application to the Court against such notice order direction or other thing as the Lessor may consider desirable

COMPLIANCE WITH STATUTE

3.11 At all times during the Term to do and execute or cause to be done and executed all such works and to do all such things as under or by virtue of any Act or Acts of Parliament now or hereafter to be passed and bye-laws rules and regulations thereunder are or shall be directed or necessary to be done or executed upon or in respect of the Property or any part thereof or in respect of the Lessee's user thereof or by the owner lessee or occupier thereof and at all times to save harmless and to keep indemnified the Lessor and its undertaking against all claims demands expenses and liability in respect thereof

COVENANTS AFFECTING THE FREEHOLD

3.12 To observe and perform the covenants (if any) relating

to the freehold title set out or referred to in the Charges Register of the Lessor's title so far as the same relate to the Estate or any part thereof

LESSOR'S COSTS IN CONNECTION WITH NUISANCE OR OBEYING NOTICES

3.13 To pay all costs charges and expenses incurred by the Lessor in abating a nuisance and executing all such works as may be necessary for abating a nuisance or for remedying any other matter in connection with the Property in obedience to a notice served by a Local Authority

TO YIELD UP

3.14 At the expiration or sooner determination of the Term to peaceably surrender and yield up to the Lessor all and singular the Property together with all additions thereto and all Lessor's fixtures and fittings in good and tenantable repair and condition

LESSEE'S COVENANT TO OBSERVE REGULATIONS

4. THE Lessee hereby covenants with the Lessor and with and for the benefit of the owners and lessees from time to time during the Term of other premises on the Estate that the Lessee and the persons deriving title under him will at all times



hereafter observe the regulations set out in the First Schedule

LESSEE'S COVENANT TO PROVIDE SUPPORT SHELTER AND PROTECTION

5. THE Lessee hereby covenants with the Lessor and with and for the benefit of the owners and lessees from time to time during the Term of other premises on the Estate that the Lessee will at all times hereafter during the Term so repair maintain uphold and keep the Property as to afford all necessary support shelter and protection to the parts of the Buildings other than the Property and to afford to the lessees or occupiers of neighbouring or adjoining premises access for the purposes and subject to the conditions set out in sub-clause 3.6

LESSOR'S COVENANTS

6. THE Lessor covenants with the Lessee to observe and perform the covenants set out in Part I of the Fifth Schedule

7. PROVIDED ALWAYS and it is hereby agreed as follows:-

FORFEITURE

7.1 If the rents hereby reserved or any part thereof shall be unpaid for twenty one days after becoming due (whether formally demanded or not) or if any covenant on the Lessee's part herein contained shall not be performed or observed it

shall be lawful for the Lessor or any person or persons duly authorised by the Lessor at any time thereafter to re-enter upon the Property or any part thereof in the name of the whole and thereupon this demise shall absolutely determine but without prejudice to the right of action of the Lessor in respect of any breach of the Lessee's covenants contained in this Lease

PARTY WALLS

7.2 That every wall separating the Property from any adjoining premises shall be a party wall severed medially and shall be included in the Property only as far as the medial plane thereof and that the floors and ceilings of the Property (if an apartment) (other than the decorated surface thereof in the case of the ceilings) are part of the main structure of the Buildings

SUSPENSION OF RENT

7.3 In the event of the Property or any part thereof at any time during the Term being damaged or destroyed by fire or any of the other risks insured against by the Lessor in accordance with the Lessor's obligations contained in this Lease so as to be unfit for habitation and use then the rents hereby reserved and the Service Charge or a fair proportion thereof respectively according to the nature and

extent of the damage sustained shall be suspended until the Property shall again be rendered fit for habitation and use and any dispute concerning this sub-clause 7.3 shall be determined by a single Arbitrator in accordance with the Arbitration Acts 1950 to 1979

RIGHTS OF LIGHT AND AIR

7.4 Notwithstanding anything contained in this Lease the Lessor shall have power at any time without obtaining any consent from or making any compensation to the Lessee to deal as the Lessor may think fit with the Estate and any neighbouring property and may develop the Estate and/or neighbouring property even if the development causes inconvenience or a nuisance or interferes with the light or air enjoyed by the Property

ARRANGEMENT OF COMMUNAL FACILITIES

7.5 The Lessor shall be entitled at its reasonable discretion to alter the arrangement of the Communal Facilities provided that after such alteration the access to and the amenities comprised in the Communal Facilities are not substantially less convenient than before

EXTEND ESTATE

7.6 The Lessor shall at its reasonable discretion be

Y

entitled to extend the Estate so as to include further communal facilities landscaped areas or buildings containing premises to be let to persons upon terms similar to those contained in this Lease and such persons having the benefit of the same resident manager as those lessees and occupiers of premises on the Estate prior to such development but so as not materially to prejudice the Communal Facilities and in the event that the Estate is so extended then this Lease shall be deemed to be varied to provide for the contributions and payments of insurance premium and the Service Charge to be decreased pro-rata ;

INTERRUPTION IN SERVICES/ACTS OF RESIDENT MANAGER

8. NOTWITHSTANDING anything herein contained the Lessor shall not be liable to the Lessee nor shall the Lessee have any claim against the Lessor in respect of:-

8.1 any interruption in any of the Services by reason of necessary repair or maintenance of any installations or apparatus or damage thereto or destruction thereof by fire water act of God or other cause beyond the Lessor's control or by reason of mechanical or other defect or breaking down or frost or other inclement conditions or unavoidable shortage of fuel materials water or labour or

8.2 any act omission or negligence of the resident manager or other servant of the Lessor in or about the performance or purported performance of any duty relating to the provision of the Services or any of them (but only to the extent to which it is lawful to exclude such liability)

SERVICE OF NOTICES

9. THE provisions of Section 196 of the Law of Property Act 1925 as amended by the Delivery Service Act 1962 shall apply to the service of all notices demands for payment or other documents under this Lease

RIGHT OF SURVIVOR LESSEE

~~10. THE Lessee declares that the survivor of them can give a valid receipt for capital money arising on a disposition of the Property~~ ^{MARF.}

I N W I T N E S S whereof the Lessor has caused its Common Seal to be hereunto affixed and the Lessee has hereunto set his hand and seal the day and year first before written

THE FIRST SCHEDULE before referred to
Regulations imposed in respect of the Property and the Estate

The Lessee shall not:-

1. Use or permit the Property to be used for any purpose

whatsoever other than as a private dwelling subject to the requirements relating to age set out in sub-clause 3.9.2.

2. Use or permit the Property or any part of the Estate to be used for any purpose from which a nuisance may arise to the Lessor or the owners lessees or occupiers of adjoining or neighbouring premises nor for any illegal or immoral purpose

3. Play or use or permit to be played or used any musical instrument television radio loud speaker or mechanical or other noise making instrument of any kind or practise or permit any singing to be practised in the Property so as to cause annoyance to the Lessor or the owners lessees and occupiers of any of the adjoining or neighbouring premises or so as to be audible outside the Property between the hours of 11 p.m. and 7 a.m.

4. Put any name writing drawing signboard plate or placard of any kind on any part or parts of the Estate nor in any window on the exterior of the Property or so as to be visible from the outside

5. Hang or expose any clothes or other articles outside the Property except in such areas as may be provided by the Lessor for such purpose or in a private garden (if appropriate)

6. Place any flower box pot or other like object outside the Property except where provided nor shake any mat out of the windows of the Property

7. Keep any pets in the Property save for small domestic pets or guide dogs for the blind provided that the prior consent of the Lessor shall have been obtained which consent may be withdrawn at any time if such pet causes a nuisance or annoyance to the Lessor or other owners lessees or occupiers of any adjoining or neighbouring premises

8. Erect any external wireless or television aerial

9. Throw or permit to be thrown any dirt rubbish rags or other refuse into the sinks baths lavatory cisterns or waste or soil pipes on the Property or any part or parts of the Estate

10. Cause any obstruction to any part of the Estate used in common with the owners lessees or occupiers of other premises on the Estate

11. Keep or take into the Property any firearms or dangerous weapons of any kind whatsoever

12. Keep or take into the Property any paraffin or calor gas heater or similar appliance of any kind whatsoever

13. Do any act or thing or permit any act or thing to be done which may render void or voidable any policy of insurance of any premises on the Estate or may cause an increased premium to be payable in respect thereof

14. Park or permit or suffer any motor car or other vehicle to be parked on any part of the Estate unless with the express permission of the Lessor except that casual visitors may park in such parking areas as may be specifically allocated and unless such vehicle shall be a private motor car taxed and in a roadworthy condition

15. The Lessee shall comply with all further rules and regulations as the Lessor may reasonably make for the good management of the Estate and for the benefit of the lessees or occupiers of the premises on the Estate

THE SECOND SCHEDULE before referred to
Easements rights and privileges

1. Full right and liberty for the Lessee and all persons authorised by him (in common with all other persons entitled to the like right) at all times and for all purposes in connection with the permitted user of the Property to go pass and repass over and along the roadways and forecourts of the Estate and through and along the main entrances passages landings and staircases (if any) in the Buildings leading to the Property and at all times to use the lifts (if any) in the Buildings for access to the Property and the Communal Facilities

2. The right (in common with all other persons entitled to the like right) to use the refuse stores and communal drying areas (if any) provided on the Estate

3. The right (in common with all other persons entitled to the like right) to use the Communal Facilities subject to the observance by the Lessee of such rules and regulations made at any time and from time to time by the Lessor which the Lessor may deem necessary or expedient for the good management of the Communal Facilities

4. Full right and liberty for the Lessee and all persons authorised by him (in common with all other persons entitled to the like right) to use the paths and gardens (save for those privately owned) on the Estate for the purpose of quiet enjoyment only but not for the purpose of playing games or for any other purpose likely to cause offence or constitute a nuisance to other lessees or occupiers of premises on the Estate

5. The right to subjacent and lateral support and to shelter and protection from the other parts of the Buildings and from the site and roofs thereof

6. The right (in common with all other persons entitled to the like right) to the free and uninterrupted passage and running of water and soil gas and electricity from and to the Property through the sewers drains and watercourses cables pipes and wires which now are or may at any time within eighty years of the date hereof be in under or passing through the Estate or any part thereof

7. The right for the Lessee with servants workmen and others at all reasonable times upon giving reasonable prior notice (save in case of emergency) to enter into and upon other parts of the Estate for the purpose of:-

(i) repairing cleansing maintaining or renewing any sewers drains and watercourses cables pipes and wires exclusively serving the Property

(ii) repairing maintaining and carrying out permitted alterations or other building works to the Property or any part of the Buildings giving subjacent or lateral support shelter or protection to the Property in either case causing as little disturbance as possible and making good any damage caused

8. The benefit of the Regulations contained in the Leases of other premises on the Estate granted or to be granted

9. The right (subject to the Lessee contributing and paying his proper share of the cost of the erection maintenance and running of the aerials hereinafter referred to such share to be determined by the Lessor) to connect any wireless or television set in the Property with any aerials for the time being provided on the Estate by or on behalf of the Lessor provided that nothing herein contained shall oblige the Lessor to provide any such aerials

10. All the above easements rights and privileges are subject to and conditional upon the Lessee contributing and paying his due proportion of the Service Charge

PROVIDED ALWAYS that none of the rights granted by this Lease shall apply to or be exercised over any electricity sub-station included in the Estate

THE THIRD SCHEDULE before referred to

Exceptions and Reservations excepted and reserved out of this Lease to the Lessor and the owners and lessees of the other premises and other parts of the Estate

1. Easements rights and privileges over and along through and in respect of the Property the equivalent of those set forth in paragraphs 5 6 7 and 8 of the Second Schedule hereto
2. The right for the Lessor and its duly authorised surveyors or agents with or without workmen and others upon giving previous notice in writing (or in the case of emergency without notice) at all reasonable times to enter the Property for the purpose of carrying out the Lessor's obligations set out in Part II of the Fifth Schedule
3. The right to erect and maintain such wireless and television aerials and audio emergency communication system security entry system and alarm system within the roof space of the Buildings as the Lessor may deem appropriate for the use of the occupiers

of premises on the Estate and to run wires connecting such aerials and systems to the receiving sets and audio controls in premises on the Estate in the conduits provided

4. The right to alter the layout and landscaping of the Estate notwithstanding any interference with the access of light or air to the Property and further notwithstanding any objection which the Lessee or occupier of the Property may have to any planning permission or other permission applied for by the Lessor

THE FOURTH SCHEDULE before referred to

Rent payable hereunder

1. The rent shall be fixed for each of the following periods:

First Period	the first 21 years
Second Period	from and including the 22nd year to and including the 42nd year
Third Period	from and including the 43rd year to and including the 63rd year
Fourth Period	from and including the 64th year to and including the 84th year
Fifth Period	from and including the 85th year to and including the 105th year
Sixth Period	from and including the 106th year to and including the 125th year

For the First Period the rent shall be as set out in the Particulars

For each subsequent period the rent shall be the value of the "Current Rent Guide" (defined below) on the last day of the previous period or the rent payable during the previous period whichever is the higher

2. Initially the Current Rent Guide shall be computed by the formula

$$\frac{\text{Initial Rent} \times A}{B}$$

where A is the most recently published value of the General Index of Retail Prices compiled by the Department of Employment at the date when the computation is made B is the value of the said Index last compiled before the date of the commencement of the Term

The said formula shall continue to be used notwithstanding that its name be changed or that it be published by a different Department so long as the Government for the time being continues to compile and publish it on substantially the same basis as at the date hereof

3. If in circumstances set out below the index used for calculating the Current Rent Guide shall be changed it shall thereafter be computed by the formula

$$\frac{R \times C}{D}$$

where R is the most recent value of the Current Rent Guide at the date of the change of index:

is the most recently published value of the new index

and D is the value of the new index on the date of the change of that index

If the General Index of Retail Prices shall be recalibrated it shall be deemed to be a change of index for the purposes of the foregoing paragraph

Explanatory Example

If on the 1st of October 1990 when the Index stands as 425 the Department of Employment resets the Index to 100 and the rent is £200 per annum the Current Rent Guide at that date will be

$$\frac{200.00 \times 100}{425} \text{ equals } 47.05$$

so that immediately thereafter it will become

$$\frac{47.05 \times C}{100}$$

where C is the current value of the recalibrated index

5. If the index currently being used for the purpose of computing the Current Rent Guide shall cease to be compiled or published a new index shall be chosen to replace it and the date on which the said change shall be deemed to have been made ("the Change Date") shall be the date of the last compilation of the index to be replaced

6. The Lessor may not later than one year after the Change Date nominate in writing delivered to the Lessee a new index of retail or wholesale prices or of average earnings save that such index shall be one that is reasonable for use in the context of this lease. An index shall not be reasonable unless it is published at regular intervals not exceeding one year by or on behalf of the Government or a Local Authority of a region including the Estate

7. In the event of the Lessor failing to nominate a new index the new index shall be the closing middle price of gold sovereigns of the weight and fineness set out in Schedule 1 of the Coinage Act 1971. The said closing middle price shall be the price quoted at and published with the authority of the London Stock Exchange

8. If the index currently being used shall be officially recalibrated it shall continue to be used for the purpose of

computing the Current Rent Guide but there shall be deemed to have been a change of index in like manner as in paragraph 4 of this Schedule

9. Notwithstanding the foregoing the Lessor and the Lessee may agree in writing to any index being used for the purpose of computing the current rent guide but any such agreement shall bind only the parties thereto and those who claim under them

THE FIFTH SCHEDULE before referred to

Part I

Lessor's Covenants

QUIET ENJOYMENT

1. That the Lessee paying the rents hereby reserved and performing and observing the several covenants and stipulations herein on the part of the Lessee contained shall peaceably hold and enjoy the Property throughout the Term without any interruption by the Lessor or any person rightfully claiming under or in trust for the Lessor

INSURANCE

2.1 That the Lessor will at all times during the Term (unless such insurance shall be vitiated by any act or default of the Lessee) keep the Estate and the Buildings and the furniture and

equipment in the Communal Facilities insured against loss or damage by fire and such other risks as the Lessor may reasonably determine including insurance for the cost of reasonable alternative accommodation necessarily incurred by the Lessee in the event of the Property being rendered uninhabitable by an insured risk for an amount not exceeding 20% of the sum insured in respect of the Property with an insurance company of repute in the full value thereof and whenever required to produce to the Lessee the policy or policies of such insurance or evidence of the terms of such policy or policies and the receipt for the last premium for the same

2.2 In the event of the Estate or any part thereof being damaged or destroyed by fire or any other insured risk the Lessor will reinstate the same at its own expense and with all convenient speed

RECIPROCAL LESSEE COVENANTS

3. That the Lessor will require every person to whom it shall hereafter grant a lease of any premises on the Estate to covenant to observe and perform covenants identical to those contained in Clause 3 4 and 5 hereof and the regulations set out in the First Schedule

OUTGOINGS OF COMMUNAL FACILITIES

4. That the Lessor will pay all charges assessments and

outgoings for rates water electricity gas and other services payable in respect of the Communal Facilities

PROVIDED THAT in respect of charges for water supplied to the Communal Facilities which may not be separately metered the Lessor may recover the same under the provision of sub-clause 3.3

SERVICES

5. That the Lessor will during the Term use its best endeavours to perform the Services

;

RESIDENT MANAGER

6. So far as practicable and subject always as provided in Clause 8 to use its best endeavours to maintain the services of a resident manager for the purpose of supervising the provision of the Services and being reasonably available to the lessees of premises on the Estate during the resident manager's hours of duty and to render reasonable assistance in cases of emergency and to perform such other duties as the Lessor shall in its reasonable discretion stipulate

AGE LIMIT FOR OTHER LESSEES

7. Not to grant a lease of any other premises on the Estate (save the resident manager's accommodation) to any person who

shall be under the state pensionable age PROVIDED THAT the Lessor shall have the right to grant such leases on such conditions as it shall deem necessary to a person of under the state pensionable age for the purpose of the occupation of such premises by a person or persons older than that age or by a person older than that age and such person's spouse who may be younger than that age

ENFORCEMENT OF OTHER LESSEES' COVENANTS

8. That (if so required by the Lessee) the Lessor will enforce the covenants and regulations similar to those mentioned in Clause 3 and set out in the First Schedule and to those contained in Clauses 4 and 5 entered into or to be entered into by the lessees of other premises on the Estate on the Lessee indemnifying the Lessor against all costs and expenses in respect of such enforcement and providing such security in respect of costs and expenses as the Lessor may reasonably require

Part II

The Services

MAINTENANCE ETC. OF ESTATE

1. The maintenance repair renewal and keeping in good and substantial repair of:-

1.1 the roof foundations and main structure of the

Buildings including all external and load bearing walls and the gutters and rain water pipes and window frames and glass of the Buildings

1.2 all such pipes sewers drains wires cisterns tanks cables the fire alarm and fire extinguishment systems and the audio emergency communication system (which in respect of such fittings within any premises on the Estate shall be regarded as Lessor's fixtures and fittings) and the communal television aerial system in under and upon the Estate as are enjoyed or used by the Lessee in common with the lessees of the other premises comprised in the Estate (except such as belong to British Telecom or any public utility supply authority)

1.3 the Communal Facilities

1.4 the paths roads and parking areas and forecourts on the Estate enjoyed or used by the Lessee in common as hereinafter provided and the boundary walls and fences surrounding the Estate

1.5 the furniture and equipment in the Communal Facilities which are enjoyed or intended to be enjoyed by the Lessee in common with the owners and lessees of the other premises on the Estate

COMMUNAL GARDENS ETC.

2. Keeping the communal gardens and any private garden on the Estate which is not maintained in accordance with the lessee's obligations contained in the lease by which such private garden is demised and any landscaped areas on the Estate cultivated and in good order

CLEANING ETC. -- COMMUNAL FACILITIES

3. Keeping clean and reasonably lighted and heated (so far as is practicable) the Communal Facilities

DECORATING EXTERIOR OF BUILDINGS

4. So often as reasonably required decorating the exterior of the Buildings in the manner in which the same is at the time of this demise decorated or as near thereto as circumstances permit

CLEANING WINDOWS

5. So far as practicable and so often as the lessor shall think necessary cleaning the exterior of the windows of the Communal Facilities

Part III

Additional Items of Expenditure

FEES

1. The fees and disbursements (including any value added tax payable) of:-

1.1 the Lessor's auditors

1.2 the Lessor's managing agents in connection with

(a) the management of the Estate

(b) collection of payments due to the Lessor from the lessees of premises on the Estate

(c) performance of the Services and any other duties relating to the Estate

1.3 any other person employed or retained by the Lessor to perform (or in connection with) any of the Services or any of the functions or duties referred to in this paragraph 1

CONTRACTS FOR CARRYING OUT SERVICES

2. The cost of entering into any contracts for carrying out any

the Services and other functions and duties that the Lessor
the Lessor's discretion considers desirable

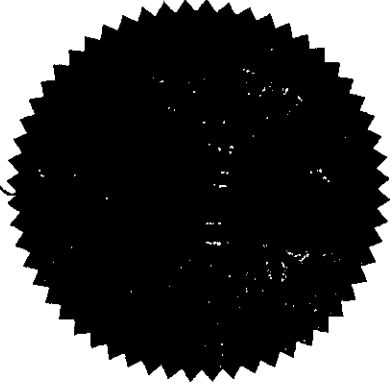
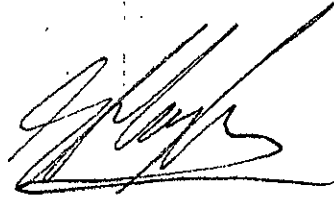
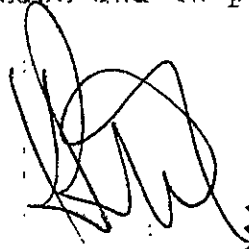
INTEREST

In the event of the sums paid by the lessees by way of
payment on account of the Service Charge or contribution to a
reserve or sinking fund referred to in sub-clauses 3.2.8. and
2.9. of this Lease being insufficient for such purposes
interest on borrowings made by the Lessor in the performance of
its obligations contained in this Lease and in providing the
services.

THE COMMON SEAL of SOVEREIGN
RETIREMENT LIMITED was
hereto affixed in the
presence of:-

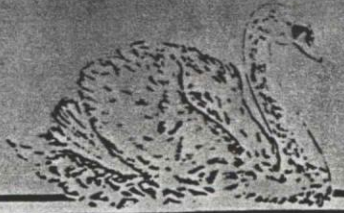
Director

~~Secretary~~
Director





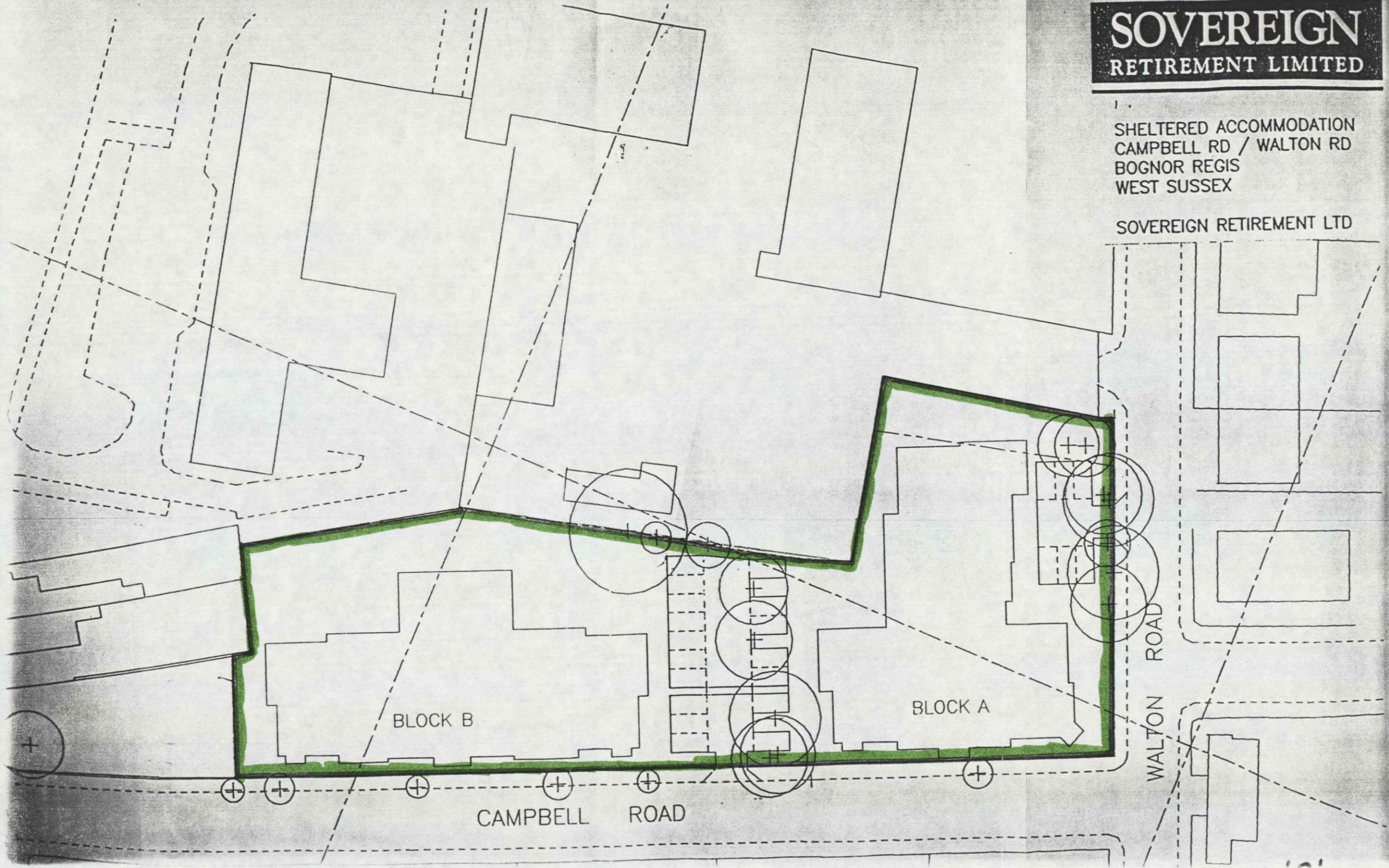
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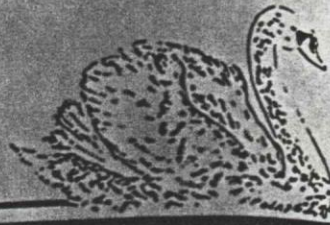
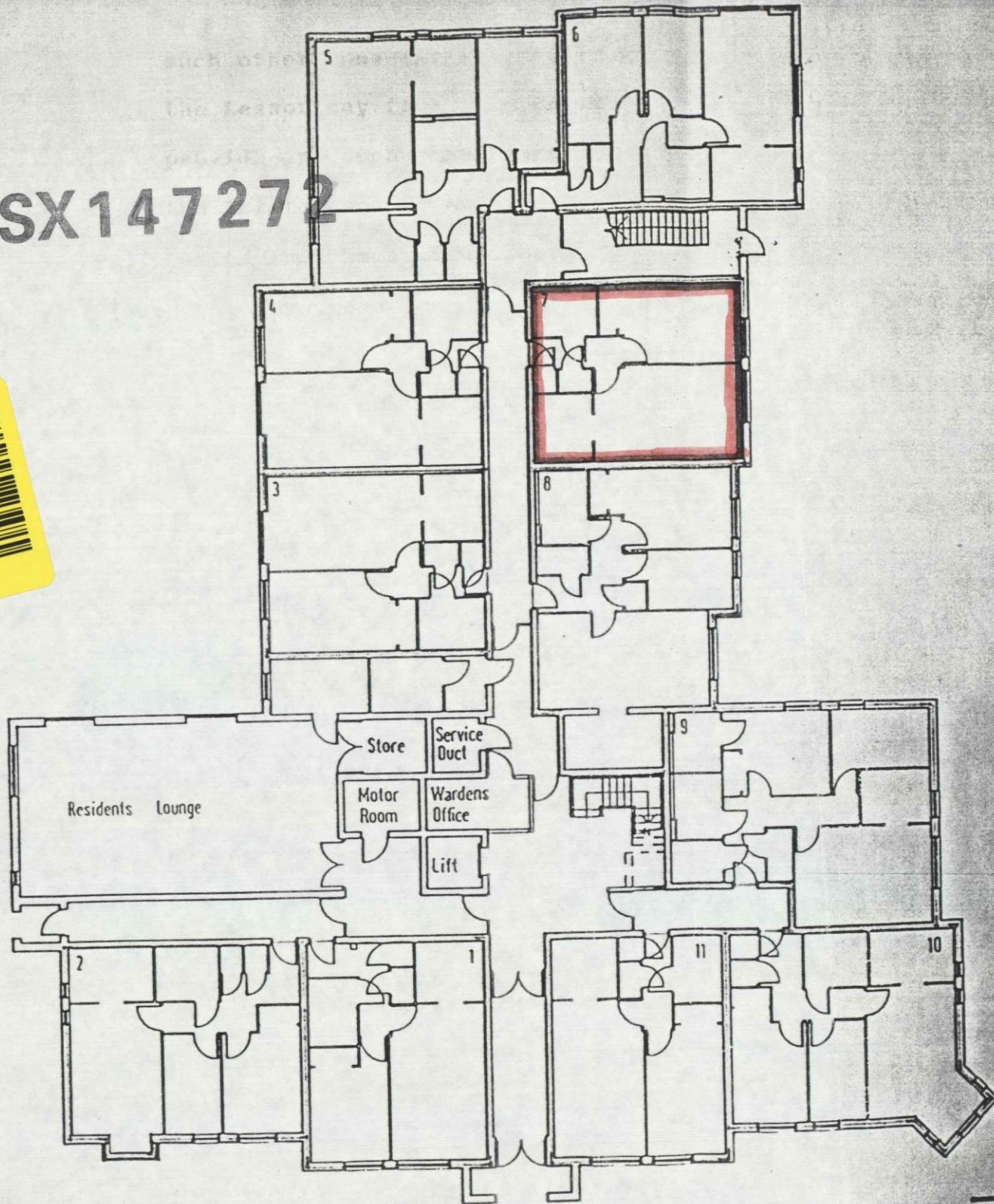
**SOVEREIGN
RETIREMENT LIMITED**

SHELTERED ACCOMMODATION
CAMPBELL RD / WALTON RD
BOGNOR REGIS
WEST SUSSEX

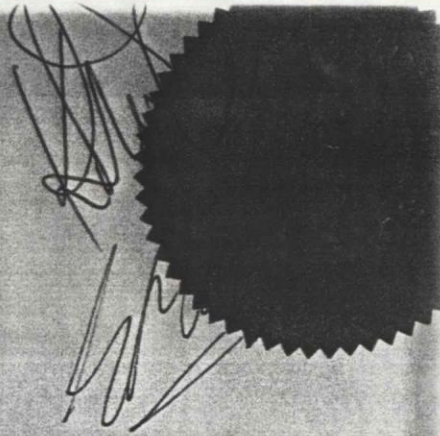
SOVEREIGN RETIREMENT LTD



WSX147272



SOVEREIGN
RETIREMENT LIMITED



'B'

SHELTERED ACCOMMODATION
CAMPBELL RD / WALTON RD
BOGNOR REGIS
WEST SUSSEX

SOVEREIGN RETIREMENT LTD

1:200
GROUND FLOOR
BLOCK A

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number WSX124547

Edition date 14.09.2022

- This official copy shows the entries on the register of title on 22 MAR 2023 at 08:55:59.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 08 Apr 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : ARUN

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the north east side of Campbell Road, Bognor Regis.
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Transfer dated 30 November 1987 referred to in the Charges Register:-

"TOGETHER WITH the easements rights and privileges set out in Part I of the First Schedule hereto but EXCEPTING thereout as contained in Part II of the First Schedule hereto and RESERVING in fee simple to British Telecom and its successors in title the owners and occupiers for the time being of the land shown edged blue on the plan annexed hereto (hereinafter called "the Retained Land") (in common with all others having the like right) and each and every part thereof the easements rights and privileges also set out in Part II of the First Schedule hereto

THE FIRST SCHEDULE above referred to

PART I

Rights granted to the Purchaser

The following rights shall be appurtenant to the Property and each and every part thereof but shall nevertheless have effect subject to all estates easements rights and privileges having priority thereto and shall be enjoyed in common with all others having the like right:-

1. Full right and liberty to use all Services which now exist in upon or under any part of the Retained Land but only so far as the same are now connected to and capable of serving the Property provided however that insofar as British Telecom pays for the enjoyment of any such Service by means of a metered charge the Purchaser shall not use such Services unless and until the supply to the Purchaser is separately metered.

2. There is included in the immediately preceding right the right to enter the Retained Land with workmen tools and materials as may be necessary at all reasonable times upon prior notice in writing (except

A: Property Register continued

in the case of emergency when only oral notice shall be necessary) to inspect maintain cleanse repair and renew such Services provided that as little inconvenience and disturbance as reasonably possible shall be caused to the owners and occupiers for the time being of the Retained Land or any part or parts thereof and any damage occasioned thereby shall promptly be made good.

3. Notwithstanding anything contained herein British Telecom and its successors in title the owners and occupiers for the time being of the Retained Land or any part or parts thereof shall be at liberty from time to time hereafter to divert to alternative routes within the Retained Land the Services to which paragraph 1 of this Schedule applies Subject to there being occasioned no interruption of the continuity of Services afforded thereby And the rights granted by paragraph 1 of this part of this Schedule shall apply to the access and Services as so diverted from time to time

4. The easements rights and privileges set out in paragraph 1 of this part of this Schedule are granted subject to the payment of a fair proportion of the costs and expenses incurred in inspecting cleansing maintaining repairing and renewing the said Services.

PART II

Matters Excepted and Reserved to British Telecom

EXCEPTIONS TO BRITISH TELECOM

There are excepted from this Sale the boundary wall/fences separating the Property and the Retained Land

RESERVATIONS TO BRITISH TELECOM

1. Full right and liberty to the unimpeded use of all Services and Telecommunications Apparatus which now exist or may hereafter be installed in upon or under any part of the Property.

2. Full right and liberty to enter the Property at all reasonable times upon prior notice in writing and with such workmen tools and materials as may be necessary to install Services and/or Telecommunications Apparatus in upon or under any part of the Property

3. There is included in the preceding rights the right to enter the property with such workmen tools and materials as may be necessary at all reasonable times upon prior notice in writing (except in case of any emergency when such notice shall not be necessary) to inspect maintain cleanse repair and renew Services Telecommunication Apparatus and the said boundary wall/fences Provided that as little inconvenience and disturbance as reasonably possible shall be caused to the owners and occupiers for the time being of the Property or any part or parts thereof and any damage to the Property occasioned thereby shall promptly be made good

PART III

Provisions Ancillary to Part I and II

1. "Services" for the purpose of this Schedule means:-

(a) channels sewers drains watercourses conduits pipes and mains for the passage of soil water gas and

(b) cables and wires used for the transmission of electricity

2. "Telecommunication Apparatus" for the purposes of this Schedule has the same meaning as appearing in Schedule 2 to the Telecommunications Act 1984

3. The perpetuity period applicable to the easements rights and privileges and the power to divert Services contained in this Schedule shall be the period of 80 years from the date hereto."

NOTE: The land edged blue referred to is tinted brown on the filed

A: Property Register continued

plan.

- 3 The Transfer dated 30 November 1987 referred to in the Charges Register contains the following provisions:-

"PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that nothing herein contained shall operate as or imply to be construed as a grant or any right or easement of light air water drainage way support or any other right or easement (save as expressly granted) whatsoever on over or under the Retained Land and that British Telecom and its successors in title the owners and occupiers for the time being of the Retained Land shall be entitled at any time and from time to time hereafter to erect or suffer to be erected any building or other erections on the Retained Land or any part or parts thereof and to alter any buildings or other erections now standing or hereafter to be erected on the Retained Land and any buildings erections or structures situate thereon in such manner as it or they may think fit notwithstanding that thereby the passage or access of light and air to any building or buildings which may be upon the Property or upon any part or parts thereof may be obstructed prejudiced or interfered with."
- 4 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 The land edged blue on the filed plan is no longer of any significance and should be ignored since the entry in the Register which gave rise to this reference has been cancelled.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (14.02.2008) PROPRIETOR: PROXIMA GR PROPERTIES LIMITED (Co. Regn. No. 03829939) of Berkeley House, 304 Regents Park Road, London N3 2JX and of enquiries@e-m.uk.com.
- 2 (14.02.2008) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (14.02.2008) The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the leases referred to in the Schedule of Notices of Leases and of indemnity in respect thereof.
- 4 (05.11.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 9 October 2015 in favour of Rothesay Life PLC referred to in the Charges Register.
- 5 (28.12.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 12 December 2017 in favour of Rothesay Life Plc referred to in the Charges Register.
- 6 (05.12.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 17 September 2018 in favour of Rothesay Life Plc referred to in the Charges Register.
- 7 (14.09.2022) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 22 August 2022 in favour of Rothesay Life Plc referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Deed dated 11 August 1881 made between (1) Henry Masterman (2) John Masterman and (3) Horatio Newman contains covenants affecting the land tinted blue on the filed plan details of which are set out in the Schedule hereto.
- 2 A Deed dated 5 October 1892 made between (1) Henry Campbell Jenkins and (2) William Tate contains covenants affecting the land tinted yellow on the filed plan details of which are set out in the Schedule hereto.
- 3 A Conveyance of the land tinted pink on the filed plan and other land dated 5 October 1892 made between (1) Henry Campbell Jenkins and (2) William Tate contains covenants identical with those contained in the Deed dated 5 October 1892 referred to above.
- 4 A Deed dated 27 May 1895 made between (1) William Tate (2) William Smith and Ebenezer Prior (3) Edward Arnold and (4) Emily Mary Jane Ward contains covenants affecting the land tinted yellow on the filed plan details of which are set out in the Schedule hereto.
- 5 A Conveyance affecting the land tinted mauve on the filed plan dated 9 July 1929 made between (1) Martha Wilkes and Paulina Groves and (2) Henry Eade contains restrictive stipulations details of which are set out in the schedule of restrictive covenants hereto.

NOTE: No copy of the covenant to observe the said restrictive stipulations was supplied on first registration.

- 6 A Transfer of the land in this title dated 30 November 1987 made between (1) British Telecommunications PLC and (2) Sovereign Retirement Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 7 An Agreement dated 17 March 1988 made between (1) Arun District Council and (2) Sovereign Retirement Limited relates to the developments of the land in this title and contains conditions governing the occupation and user thereof.
- 8 (05.05.2006) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.
- 9 (05.11.2015) REGISTERED CHARGE contained in a Debenture dated 9 October 2015 affecting also other titles.

NOTE: Charge reference 109652.

- 10 (05.11.2015) Proprietor: ROTHESAY LIFE PLC (Co. Regn. No. 6127279) of The Post Building, 100 Museum Street, London WC1A 1PB.
- 11 (05.11.2015) The proprietor of the Charge dated 9 October 2015 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 12 (28.12.2017) REGISTERED CHARGE contained in a Debenture dated 12 December 2017 affecting also other titles.

NOTE: Charge reference AGL118906.

- 13 (28.12.2017) Proprietor: ROTHESAY LIFE PLC (Co. Regn. No. 6127279) of The Post Building, 100 Museum Street, London WC1A 1PB.
- 14 (28.12.2017) The proprietor of the Charge dated 12 December 2017 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 15 (05.12.2018) REGISTERED CHARGE contained in a Debenture dated 17 September 2018 affecting also other titles.

NOTE: Charge reference 144493.

- 16 (05.12.2018) Proprietor: ROTHESAY LIFE PLC (Co. Regn. No. 6127279) of The Post Building, 100 Museum Street, London WC1A 1PB.

C: Charges Register continued

- 17 (05.12.2018) The proprietor of the Charge dated 17 September 2018 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 18 (14.09.2022) REGISTERED CHARGE contained in a Debenture dated 22 August 2022 affecting also other titles.
- NOTE: Charge reference 144493.
- 19 (14.09.2022) Proprietor: ROTHESAY LIFE PLC (Co. Regn. No. 6127279) of The Post Building, 100 Museum Street, London WC1A 1PB.
- 20 (14.09.2022) The proprietor of the Charge dated 22 August 2022 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Deed dated 11 August 1881 referred to in the Charges Register:-

"THE said Horatio Newman (to the intent that these presents may run with the land and bind the owners for the time being of the said premises hereinbefore expressed to be hereby granted whether having actual notice of such covenant or not) doth hereby for himself his heirs executors administrators and assigns covenant with the said Henry Masterman and also as a separate covenant with the said John Masterman and their respective heirs and assigns that he the said Horatio Newman his heirs and assigns will at all times hereafter perform and observe the stipulations in the First Schedule hereto

THE FIRST SCHEDULE

1. NOTHING shall be erected nearer to the road than the dotted line shown in the plan drawn in the margin of these presents.
2. THE boundary fences next the road shall be forthwith made and afterwards maintained by the said Horatio Newman his heirs or assigns.
3. NOT more than five houses or buildings shall be erected on the piece of land granted by the above-written Indenture at a cost of not less than £300 for each house or building.
4. NO building shall be erected or used as a public-house shop warehouse workshop or factory or otherwise than as a private dwellinghouse or as Offices or stabling to be used as appurtenant to a private dwellinghouse only and no trade or manufacture shall be carried on or operative machinery fixed on the said piece of land.
5. THE above-named Horatio Newman his heirs and assigns shall forthwith and at all times until Walton Road (which fronts the said piece of land) shall be adapted as a public highway be liable accordingly and in proportion to the extent of his frontage towards such road to pay to the said John Masterman his heirs and assigns contribution with the owners for the time being of the other land having such frontage towards the expense of making repairing maintaining the same road together with sufficient footways".

NOTE: The dotted line referred to is set back 10 feet from Walton Road.

- 2 The following are details of the covenants contained in the Deed dated 5 October 1892 referred to in the Charges Register:-

"Subject to the conditions mentioned in the Schedule hereunder AND which conditions the said William Tate for himself his heirs executors administrators and assigns and to the intent and so far as to bind not only himself personally (but also so far as practicable all future owners and tenants of the land and premises hereby assured or any part thereof and to bind such lands and premises into whosoever hands the same may come) doth hereby covenant with the said Henry Campbell

Schedule of restrictive covenants continued

Jenkins his heirs and assigns at all times hereafter to observe and perform PROVIDED ALWAYS that the covenants hereinbefore contained on the part of the said William Tate is not to be held personally binding upon him or any other person or persons except in cases of breaches committed or occasioned during his or their joint or sole seisin of or title to the land hereby conveyed

THE SCHEDULE above referred to

1. NO house or part of a house shall be erected on any part of the land hereinbefore conveyed of less value than £600 with the exception of those immediately facing Walton Road as now laid out where a value of £500 per house shall be sufficient or £800 for two semi-detached villas facing such road. The value of a house is the amount of its net first cost of material and labour of construction only estimated at the lowest current prices.

2. NOT more than twenty houses shall be erected on the whole of the land hereinbefore conveyed and shall be detached or semi-detached villas.

3. NO building shall be erected on the said land or used as a public house hotel shop warehouse workshop factory or otherwise than as a private dwelling house or office or stabling attached or appurtenant thereto.

4. NO trade or manufacture of a noisome or offensive nature shall be carried on upon any part of the said land.

5. THE house built in the east corner of the said land shall be of not less value than £350 and shall front the Upper Bognor Regis and shall be erected so as not to come in any way beyond the centre of the porch now existing of the cottage belonging to Mrs M. Jenkins the mother of the said Henry Campbell Jenkins and no wall or fence in front of such cottage beyond the point fixed for the frontage of such house and the Upper Bognor Road shall be above 3 feet high"

3 The following are details of the covenants contained in the Conveyance dated 27 May 1895 referred to in the Charges Register:-

"THE Purchaser for herself her heirs executors administrators and assigns and with the intent to bind not only herself personally but also all future owners and tenants of the land hereby conveyed hereby covenants with the Vendor his heirs and assigns that the Purchaser her heirs and assigns will at all times hereafter observe and perform the stipulations set out in the Second Schedule hereto PROVIDED ALWAYS THAT THE covenants hereinbefore contained on the part of the Purchaser are not to be held personally binding upon her or any other person except in respect of breaches committed or occasioned during her or their respective sole or joint seisin of or title to the land hereby conveyed and except that the Purchaser shall be personally bound to carry out or cause to be carried out the stipulation numbered 2 in the said Second Schedule as to the house to be built upon the said land being built in accordance with the elevations referred to and within the time stated in such stipulation.

THE SECOND SCHEDULE

1. NO house or part of a house shall be erected on any part of the said land of less value than £600 such value to be exclusive of any stabling and outbuildings. The value of a house is the amount of its net first cost of materials and labour of construction only estimated at reasonable current prices.

2. NOT more than two houses shall and only one need be erected on the said land and if two be erected they shall be detached houses and built in accordance with the elevations already shown to and approved by the Vendor. One of such houses shall be erected on the land hereby conveyed by or at the cost of the Purchaser within 12 months from the date hereof.

3. NO trade or manufacture shall be carried on upon the said land or in any building or erection thereon and no building erected upon the

Schedule of restrictive covenants continued

said land shall be used as a public-house hotel warehouse workshop factory or otherwise than as a private dwellinghouse with offices and with or without stabling attached or appurtenant thereto.

4. NO erection except a dividing fence or wall not exceeding 3 feet in height with an iron railing at top not exceeding 3 further feet in height shall at any time be erected on the said land within 20 feet from the said road called or intended to be called Campbell Road."

- 4 The following are details of the restrictive stipulations contained in the Conveyance dated 9 July 1929 referred to in the Charges Register:-

"No building or erection now or hereafter to be erected on the property hereby conveyed shall be used for a Public Garage Car Park Lunatic Asylum or Hospital for infectious or contagious diseases or for any purpose which may be a nuisance or annoyance to the neighbourhood.

No building shall be of less value than Seven hundred pounds and only detached or semi-detached houses shall be erected for private or professional use and no trade or business shall be carried on thereon other than that of an apartment or Boarding House Keeper."

- 5 The following are details of the covenants contained in the Transfer dated 30 November 1987 referred to in the Charges Register:-

"The Purchaser hereby covenants with the British Telecom with intent that the burden hereof shall run with and bind the Property and each and every part thereof and that the benefit shall be annexed to and run with each and every part of the Retained Land to observe and perform the covenants and conditions set out in the Second Schedule hereto

THE SECOND SCHEDULE above referred to

STIPULATIONS

1. Nothing shall be done on the Property or in any buildings or erections for the time being thereon or in any part thereof which may wholly or partially in consequences of vibration or otherwise prejudice interfere with or disturb in any manner or to any extent the Telecommunication Apparatus on the Retained Land or any part thereof or the use operation maintenance or working of such Telecommunication Apparatus.

2. No apparatus shall be brought onto the Property or kept or used there which generates or radiates or is designed to generate or radiate or is liable to generate or radiate fortuitously electro-magnetic energy or electro-static energy.

3. No apparatus shall cause interference with the receiving or distribution of electro-magnetic energy on the Retained Land nor prejudice interfere with or disturb in any manner or to any extent the Telecommunication Apparatus used at any time on the Retained Land or any part thereof.

4. No business relating to or in any way connected with the provision of telecommunication and/or data processing services (which services shall be deemed to include any business relating to or in any way connected with the construction manufacture production purchase sale (whether wholesale or retail) supply installation taking on hire or hire purchase maintenance and repair of any instruments appliances machinery and things used in connection with such services and the provisions of any consultancy or advisory services with regard thereto) shall at any time be carried on upon the Property or in any buildings or erections for the time being thereon or on any part thereof.

5. Nothing shall be done upon the Property or in any buildings or erections for the time being thereon or on any part thereof which is noisy noxious offensive or objectionable.

6. No goods materials or things of a dangerous inflammable or explosive nature or which are liable to spontaneous combustion (except petrol in the tank of motor vehicles on or about the Property) shall be kept on the Property or in any building or erection for the time being

Schedule of restrictive covenants continued

thereon or on any part thereof.

7. Not to construct upon the Property any buildings or erection nor make any addition or alteration to any building or erection for the time being on the property except in accordance with plans elevations sections and specifications previously approved in writing by the British Telecom's Architect for the time being such consent not to be unreasonably withheld and the Purchaser shall pay the fees of such Architect in relation thereto".

NOTE: The land edged blue referred to is tinted brown on the filed plan.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	04.09.1989 1 (part of)	28 Sovereign Court (Second Floor Flat)	03.08.1989 125 years from 1.10.1988	WSX147149
2	06.12.1989 1 (part of)	24 Sovereign Court (First Floor Flat)	17.11.1989 125 years from 1.10.1989	WSX149917
3	07.09.1989 1 (part of)	7 Sovereign Court (Ground Floor Flat)	07.08.1989 125 years from 1.10.1988	WSX147272
4	01.02.1990 1 (part of)	33 Sovereign Court (Second Floor Flat)	16.01.1990 125 years from 1.10.1989	WSX151337
5	02.04.1990 2 (part of)	58 Sovereign Court (First Floor Flat)	08.03.1990 125 years from 1.10.1989	WSX152899
6	07.06.1990 1 (part of)	18 Sovereign Court (First Floor Flat)	08.05.1990 125 years from 1.10.1989	WSX154718
7	17.07.1990 1 (part of)	32 Sovereign Court (Second Floor Flat)	04.07.1990 125 years from 1.10.1989	WSX155716
8	17.07.1990 1 (part of)	26 Sovereign Court (Second Floor Flat)	06.07.1990 125 years from 1.10.1989	WSX155705
9	26.09.1990 1 (part of)	9 Sovereign Court (Ground Floor Flat)	06.08.1990 125 years from 1.10.1989	WSX157363
10	11.10.1990 1 (part of)	31 Sovereign Court (Second Floor Flat)	17.08.1990 125 years from 1.10.1989	WSX157746
11	23.10.1990 1 (part of)	12 Sovereign Court (First Floor Flat)	05.10.1990 125 years from 1.10.1989	WSX158055
12	13.11.1990 2 (part of)	42 Sovereign Court (Ground Floor Flat)	05.10.1990 125 years from 1.10.1989	WSX158542
13	27.11.1990 2 (part of)	60 Sovereign Court (Second Floor Flat)	31.10.1990 125 years from 1.10.1989	WSX158906
14	10.12.1990 2 (part of)	39 Sovereign Court (Ground Floor Flat)	30.11.1990 125 years from 1.10.1989	wsx159534

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
15	14.12.1990 1 (part of)	17 Sovereign Court (First floor Flat)	23.11.1990 125 years from 1.10.1989	WSX159642
16	18.12.1990 1 (part of)	21 Sovereign Court (First Floor Flat)	30.11.1990 125 years from 1.10.1989	WSX159714
17	21.05.1991 1 (part of)	23 Sovereign Court (First Floor Flat)	30.04.1991 125 years from 1.10.1990	wsx163108
18	10.07.1991 2 (part of)	48 Sovereign Court (First Floor Flat)	21.06.1991 125 years from 1.10.1990	WSX164278
19	11.07.1991 1 (part of)	25 Sovereign Court (Second Floor Flat)	04.04.1991 125 years from 1.10.1990	wsx164309
20	18.10.1991 1 (part of)	4 Sovereign Court (Ground Floor Flat)	20.09.1991 125 years from 1.10.1990	WSX166498
21	25.10.1991 1 (part of)	6 Sovereign Court (Ground Floor Flat)	27.09.1991 125 years from 1.10.1990	WSX166828
22	29.10.1991 2 (part of)	53 Sovereign Court (First Floor Flat)	12.09.1991 125 years from 1.10.1990	WSX166883
23	22.11.1991 2 (part of)	52 Sovereign Court (First Floor Flat)	12.11.1991 125 years from 1.10.1990	WSX167532
24	23.12.1991 2 (part of)	38 Sovereign Court (Ground Floor Flat)	10.12.1991 125 years from 1.10.1990	WSX168200
25	14.01.1992 2 (part of)	67 Sovereign Court (Second Floor Flat)	13.12.1991 125 years from 1.10.1990	WSX168598
26	05.03.1992 1 (part of)	3 Sovereign Court (Ground Floor Flat)	30.01.1992 125 years from 1.10.1990	WSX169647
27	13.03.1992 2 (part of)	61 Sovereign Court (Second Floor Flat)	20.02.1992 125 years from 1.10.1991	WSX169951
28	18.03.1992 2 (part of)	45 Sovereign Court (Ground Floor flat)	28.01.1992 125 years from 1.10.1991	WSX170023
29	19.03.1992 1 (part of)	30 Sovereign Court (Second Floor Flat)	06.03.1992 125 years from 1.10.1991	WSX170057
30	24.03.1992 1 (part of)	8 Sovereign Court (Ground Floor Flat)	16.03.1992 125 years from 1.10.1991	WSX170140
31	02.04.1992 1 (part of)	22 Sovereign Court (First Floor Flat)	25.03.1992 125 years from 1.10.1991	WSX170356
32	27.05.1992 1 (part of)	19 Sovereign Court (First Floor Flat)	06.05.1992 125 years from 1.10.1991	WSX255845

NOTE 1: By a Deed dated 23 April 2004 made between (1) Peverel Property

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	Investments Limited and (2) Albert John Duffield and Joyce Rosalie Duffield the terms of the Lease dated 6 May 1992 referred to above was varied.			
	NOTE 2: Copy Deed filed under WSX255845			
33	29.05.1992 2 (part of)	37 Sovereign Court (Ground Floor Flat)	30.04.1992 125 years from 1.10.1991	WSX171513
34	06.08.1992 2 (part of)	43 Sovereign Court (Ground Floor Flat)	24.07.1992 125 years from 1.10.1991	WSX172975
35	20.08.1992 2 (part of)	44 Sovereign Court (Ground Floor Flat)	07.08.1992 125 years from 1.10.1991	WSX173335
36	02.09.1992 1 (part of)	10 Sovereign Court (Ground Floor Flat)	20.07.1992 125 years from 1.10.1991	WSX173758
37	14.09.1992 2 (part of)	55 Sovereign Court (First Floor flat)	18.08.1992 125 years from 1.10.1991	WSX174193
38	28.09.1992 2 (part of)	57 Sovereign Court (First Floor Flat)	18.08.1992 125 years from 1.10.1991	WSX174531
39	08.10.1992 1 (part of)	16 Sovereign Court (First Floor Flat)	24.09.1992 125 years from 1.10.1991	WSX174807
40	27.10.1992 1 (part of)	5 Sovereign Court (Ground Floor Flat)	20.11.1992 125 years from 1.10.1991	WSX175672
41	17.12.1992 2 (part of)	50 Sovereign Court (First Floor Flat)	26.11.1992 125 years from 1.10.1991	WSX176007
42	11.01.1993 2 (part of)	68 Sovereign Court (Second Floor Flat)	08.12.1992 125 years from 1.10.1992	WSX176376
43	14.01.1993 2 (part of)	41 Sovereign Court (Ground Floor Flat)	04.01.1993 125 years from 1.10.1992	WSX176445
44	16.02.1993 2 (part of)	66 Sovereign Court (Second Floor Flat)	29.01.1993 125 years from 1.10.1992	WSX177140
45	13.04.1993 1 (part of)	2 Sovereign Court (Ground Floor Flat)	24.03.1993 125 years from 1.10.1992	WSX178009
46	14.04.1993 2 (part of)	64 sovereign Court (Second Floor Flat)	31.03.1993 125 years from 1.10.1992	WSX178033
47	14.06.1993 1 (part of)	27 Sovereign Court (Second Floor Flat)	28.05.1993 125 years from 1.10.1992	WSX179394
48	16.06.1993 2 (part of)	40 Sovereign Court (Ground Floor Floor)	03.06.1993 125 years from 1.10.1992	WSX179459
49	02.07.1993	36 Sovereign Court (Ground	21.05.1993	WSX179856

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	2 (part of)	Floor Flat)	125 years from 1.10.1992	
50	15.09.1993 2 (part of)	62 Sovereign Court (Second Floor Flat)	28.07.1993 125 years from 1.10.1992	WSX181914
51	08.11.1993 2 (part of)	54 Sovereign Court (First Floor Flat)	30.09.1993 125 years from 1.10.1992	WSX183330
52	08.12.1993 2 (part of)	47 Sovereign Court (First Floor Flat)	17.11.1993 125 years from 1.10.1992	WSX184028
53	05.01.1994 2 (part of)	59 Sovereign Court (Second Floor Flat)	03.12.1993 125 years from 1.10.1992	WSX184745
54	25.05.1994 1 (part of)	14 Sovereign Court (First Floor Flat)	27.04.1994 125 years from 1.10.1993	WSX188174
55	27.06.1994 2 (part of)	46 Sovereign Court (Ground Floor Flat)	31.05.1994 125 years from 1.10.1993	WSX188961
56	06.07.1994 1 (part of)	20 Sovereign Court (First Floor Flat)	03.05.1994 125 years from 1.10.1993	WSX189203
57	13.07.1994 1 (part of)	29 Sovereign Court (Second Floor Flat)	29.05.1994 125 years from 1.10.1993	WSX189369
58	22.08.1994 2 (part of)	65 Sovereign Court (Second Floor Flat)	27.07.1994 125 years from 27.7.1994	WSX190413
59	25.08.1994 2 (part of)	49 Sovereign Court (First Floor Flat)	24.06.1994 125 years from 1.10.1993	WSX190550
60	15.09.1994 2 (part of)	56 Sovereign Court (First Floor Flat)	26.08.1994 125 years from 1.10.1993	WSX191077
61	17.11.1994 2 (part of)	51 Sovereign Court (First Floor Flat)	24.08.1994 125 years from 1.10.1993	WSX192678
62	17.11.1994 2 part of)	63 Sovereign Court (Second Floor Flat)	30.08.1994 125 years from 1.10.1993	WSX192677
63	13.07.2015 1 (part of)	15 Sovereign Court (First Floor Flat)	06.07.2015 125 years from 1.10.1993	WSX373434
64	30.07.2018 1 (part of)	34 Sovereign Court (Second Floor Flat)	28.06.2018 150 years from and including 1 March 2018	WSX401428
65	03.08.2018 1 (part of)	11 Sovereign Court (Ground Floor Flat)	28.06.2018 150 years from and including 1 March 2018	WSX401610
66	16.04.2019 1 (part of)	1 Sovereign Court (Ground Floor Flat)	27.03.2019 150 years from and including	WSX408274

Title number WSX124547

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			1 September 2018	
67	16.04.2019 1 (part of)	35 Sovereign Court (Second Floor Flat)	27.03.2019 150 years from and including 1 September 2018	WSX408275

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

This official copy is issued on 08 April 2024 shows the state of this title plan on 22 March 2023 at 08:55:59. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Durham Office .

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H.M. LAND REGISTRY

TITLE NUMBER

WSX 124547

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY
WEST SUSSEX

SHEET

NATIONAL GRID

SECTION

SZ 9399

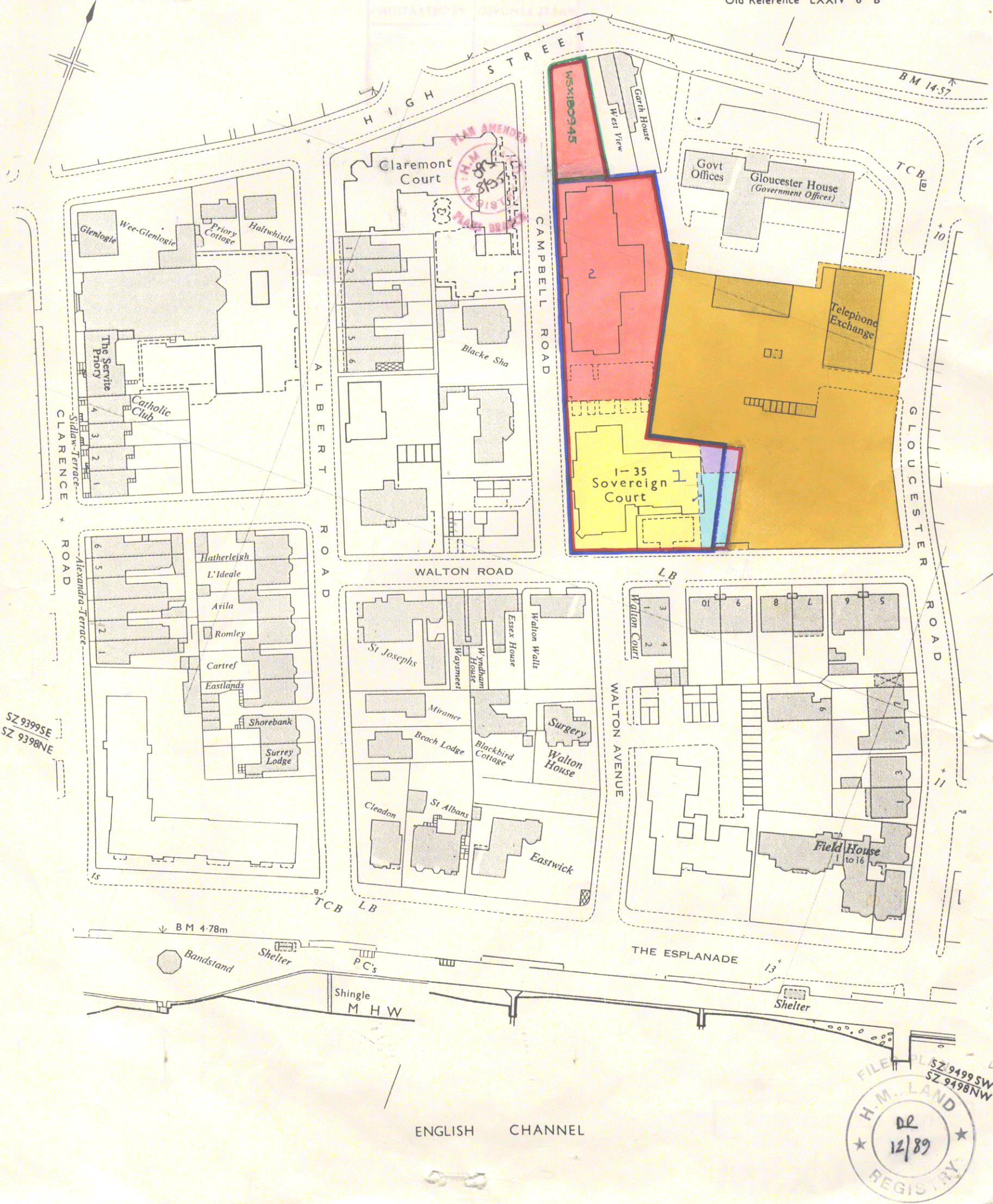
F

Scale: 1/1250

ARUN DISTRICT

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Old Reference LXXIV 6 B



ENGLISH CHANNEL

FILED PLZ 9499 SW
SZ 9498 NW
H.M. LAND
REGISTRY
12/89

PROPERTY INFORMATION QUESTIONNAIRE (PIQ)

ABOUT THIS FORM

Part A: Disclosure of material facts

Getting the property 'market ready'

The information which you provide must be accurate. Whether you are the owner of the property or represent someone who has died or is unable or unavailable to complete the form, the form should be completed as though the questions are being answered by the owner.

This form is required to ensure that the Consumer Protection from Unfair Trading Regulations 2008 are complied with during the marketing of the property and must be completed as accurately as possible. Under the Consumer Protection from Unfair Trading Regulations 2008 it is important to disclose anything that would materially affect the transactional decision of the average consumer.

If you do not know an answer to a question then that is fine but please provide as much information as possible and do not omit information.

The information will be used by the conveyancers representing yourself and the buyer during the conveyancing process and will support the sale of the property. If any of the information changes before you complete the sale then you should let your conveyancer know as soon as you become aware of the new information.

Instructing your conveyancer now will mean that they can review the information which you have provided and help you resolve any title defects or replace missing documents. This will significantly speed up the sale and reduce the likelihood of the sale falling through.

Part B: Additional information required for the conveyancing process

Getting the property 'sale ready'

Whilst you only need complete the information in Section A to enable the property to be marketed, by completing Section B now you may save both time and money during the conveyancing process. Therefore we recommend that you complete all sections now.

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1. PROPERTY TO BE SOLD

Throughout this form this property may be referred to as 'the property', 'this property' or 'your property'.

1.1 Property address

Address line 1	Flat 7/Sovereign Court		
Address line 2	PO21 1AH		
Town	Bognor Regis		
County	United Kingdom	Postcode	PO21 1AH

1.2	Council Tax band	C
1.3	Unique property reference number (UPRN)	--

i You can find your UPRN here: www.findmyaddress.co.uk/search
You can check your Council Tax band here: www.gov.uk/council-tax-bands

1.4 What is the title to the property?

Freehold	<input type="checkbox"/>	Shared Ownership	<input type="checkbox"/>
Managed freehold	<input type="checkbox"/>	Other	<input type="checkbox"/>
Leasehold	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Commonhold	<input type="checkbox"/>		

1.5	Are there conditions on the property such as those imposed by the First Homes Scheme or Section 157 restriction?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	restricted to age of 66 and above		

1.6 If leasehold, complete the following otherwise skip to 1.7.

1.6.1	Length of lease	0 Year, 0 Month	1.6.3	Years remaining	0
1.6.2	Start date	11/04/2024	1.6.4	Ground rent	£346

Please give any relevant details of the lease including any renewal undertaken, additional liabilities, rights and obligations, ground rent increases or review period.

* Ground rent is subject to increase (Reviewed: Dont know - Increase calculated by: As per the lease)

i Title documents and lease can be downloaded from the Land Registry for a small fee.

1.7 If leasehold or a managed freehold, complete the following otherwise skip to 1.8.

1.7.1	Is there a property management company?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
1.7.2	Is there a resident's management company?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
1.7.3	Is there a Right to Manage company?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

If yes, please provide contact details. [First Port \(RetirementHelp@FirstPort.co.uk\)](mailto:RetirementHelp@FirstPort.co.uk)

1.7.4	Annual service charge	£3,139
1.7.5	Additional fees payable on sale or letting	
1.7.6	Name of the Freeholder or Rentcharge owner	Suzanne Florey

1.7.7	Please provide details of sinking fund, any estates charges and/or any other fees or charges below.	
	* No known additional expenses (that are not usually incurred annually) likely to be charged within the next 3 years.	

1.7.8	Are there restrictions imposed by a lease or otherwise? If yes, provide details below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

1.8 What are the parking arrangements at the property?

Garage	<input type="checkbox"/>	Metered parking	<input type="checkbox"/>
Driveway	<input type="checkbox"/>	Allocated parking space(s) <input type="checkbox"/>	How many? <input type="text"/>
On street parking	<input type="checkbox"/>	Access to an electric vehicle charge point	<input type="checkbox"/>
Resident permit	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>
Shared parking	<input checked="" type="checkbox"/>	Other:	<input type="text"/>

1.9 Listing and Conservation.

1.9.1	Is your property a listed building?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
	If yes, provide details of the listing and any relevant documents.			
1.9.2	Is your property in a designated conservation area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
1.9.3	Are any trees on the property subject to a tree preservation order?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
	If yes, please answer 1.9.4.			
1.9.4	Have the terms of the order been complied with? Attach a copy of any relevant documentation to this form.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

2. DISPUTES AND COMPLAINTS

2.1	Has there been any disputes or complaints regarding this property or a property nearby? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

2.2	Is there anything which might lead to a dispute about the property or a property nearby? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

2.3	Has there been any failed purchase transactions on the property within the last 12 months? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

3. ALTERATIONS AND CHANGES TO THE PROPERTY

3.1	Have there been any structural alterations, extensions, significant repairs or renewals to the property? E.g. loft or garage conversion, removal of internal walls/chimneys or change of use. If yes, outline the nature of the work for each and confirm the year it was completed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

3.2	Has there been installation of replacement windows, roof windows, roof lights or glazed doors since 1 April 2002? If yes, outline the nature of the work for each and confirm the year it was completed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

3.3	Has a conservatory been added? If yes, confirm the year the installation was completed and whether any walls were removed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

3.4 For each of the changes and installation, please confirm:

3.4.1	Was a building regulation approval and completion certificate obtained or an equivalent Competent Person Scheme Certificate?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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3.4.2	Was planning permission obtained? If no, please answer 3.4.3.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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3.4.3	Was a lawful development certificate (LDC) obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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3.4.4	Was listed building consent obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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3.4.5	Was any consent under a restriction in the title obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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If you answered no to one or more of the 3.4 questions, outline the reason(s) why below.				

i If you answered yes to one or more of the 3.4 questions, the relevant documents will be required by the buyers. Send copies of all documentation with this form.

3.5	Are any of the works listed above unfinished? If yes, provide details and explain why.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

3.6	Are you aware of any breaches of planning permission conditions or Building Regulations consent conditions or work not having the necessary consents? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

3.7	Are there any planning control issues to resolve? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

3.8	Is the property subject to a Green Deal loan, Green Homes Grant or another financed home improvement scheme? If yes, please include any outstanding payments for the renewable devices and any feed-in tariffs.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

4. FIRE SAFETY AND BUILDING SAFETY

4.1	Does the property have a potentially flammable external wall system (including cladding)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
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If you answered yes to question 4.1, please answer the following questions otherwise skip to 4.2.

4.1.1	Has an EWS1 form been completed? If yes, please include the ESW1 form with this questionnaire.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
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4.1.2	What type of cladding is in place?	Don't know <input type="checkbox"/>
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4.1.3	Have any remedial works taken place, or are any works planned relating to cladding? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

4.2	Is your property located within a building that is over 18m tall or at least seven storeys and contains a minimum of two residential units? If yes, provide contact details of the Principal Accountable Person.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

If you answered yes to question 4.2, please answer the following questions otherwise skip to 4.3.

4.2.1	Is the key building information provided by the Principal Accountable Person up to date?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
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4.2.2	Have any remedial works taken place to the property, or are any works planned (unrelated to cladding) due to the property being located within a high-risk building? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

4.2.3	Have any remedial works taken place, or are any works planned within the rest of the building? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

4.3	Does the property have a timber framed balcony?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
4.4	Has spray foam insulation been installed at the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
4.5	Does the property contain asbestos?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
4.6	Is there a smoke or carbon monoxide alarm in the property? If yes, please provide what type of alarm it is below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

5. NOTICES WHICH AFFECT THE PROPERTY

Are you aware of, or have you received any of the following notices?

5.1	The owner of a neighbouring property is proposing to develop property or land nearby or make alterations to nearby buildings?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.2	Any planning application that could affect the property, the enjoyment of it or the views from it?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.3	Notice informing you that maintenance, repairs or improvements are required to your property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.4	Listed building application.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.5	Infrastructure project, proposed or in progress, i.e. wind turbine, railway or fracking etc.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.6	Any other relevant or legal notice.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.7	Other:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

i You will need to provide details of any notices to your conveyancer and estate agent.

6. SPECIALIST ISSUES

6.1	Has there ever been any preventative work for dry rot, wet rot or damp carried out at your property? If yes, provide details below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.2	Has there ever been any treatment of dry rot, wet rot or damp carried out at your property? If yes, provide details below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.3	Has the property ever been subject to subsidence or structural fault? If yes, provide details below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.4	Is the property of standard construction? If no, give details below.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
6.5	Is CCTV or a similar security system in operation at the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.6	Will CCTV or a similar security system be recording at the time of any property viewings?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
6.7	To your knowledge is the property affected by Japanese Knotweed or other invasive species? If yes, state whether there is a management plan in place below and supply a copy with this form.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Add any comments or explanations to question 6 here.

7. FIXTURES AND FITTINGS

7.1	List any items that you intend to take which would be considered a fixture or fitting, e.g. carpets, curtains, light fittings and fitted cupboards etc.
See HIPLA Digital Legal Pack (Fixtures & Fittings section) or completed TA10 document which has the same info	

7.2	What additional furniture or possessions are you likely to include in the sale, irrespective of price?
See HIPLA Digital Legal Pack (Fixtures & Fittings section) or completed TA10 document which has the same info	

i A final list will need to be completed after the sale is agreed with your legal representative.

8. ENERGY EFFICIENCY

8.1	Does your property have an EPC undertaken within the last ten years?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
8.2	What is the energy efficiency rating of the property according to the latest Energy Performance Certificate (EPC)?	C	

i Please provide a copy of your EPC with this form. If required, a link to your EPC can be found on the online register and shared via: gov.uk/find-energy-certificate

9. UTILITIES/SERVICES

9.1 Indicate which services are connected to the property.

Service	Connected (yes/no or date to be connected)	Supplier
Electricity	Yes	Octopus energy
Gas	No	
Liquid Petroleum Gas (LPG)	No	
Water main or private water supply	Yes	Included in Service Charge
Drainage to public sewer	Yes	Included in the service charge
Cable TV or Satellite	No	
Telephone	Yes	BT
Broadband	Yes	BT Fibre
Other:		
Other:		

i Other services include renewable technologies.

9.1.1	Broadband speed	Depends on package	Mbps
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9.2	Do you have any licences, maintenance agreements, contracts or service agreements in relation to a connected service? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

9.3	Are there connected smart systems at the property, e.g. heating/power or security systems such as CCTV, alarms or barriers. If yes, please give details of service and passcodes.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

9.4	Has the property been rewired or had any electrical installation work carried out since 1 January 2005? If yes, provide details below and supply the Building Regulations Compliance and Completion Certificate (or equivalent) with this form.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Not known		

9.5	Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	If yes, what year were they last tested?		

9.6	Is there central/partial central heating in your property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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If you answered yes to question 9.6, please answer the following questions otherwise skip to question 9.7.

9.6.1	When was the heating system installed? If after 1 April 2005, provide a copy of the CORGI or Gas Safe installation completion certificate.	Month:	
		Year:	
9.6.2	When was the heating system last serviced/maintained? Provide a copy of the last inspection report.	Month:	
		Year:	

9.6.3	Is the heating system in good working order? If no, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

9.7	Have solar panels been installed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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If you answered yes to question 9.7, please answer the following questions otherwise skip to question 9.8.

9.7.1	In what year were the solar panels installed?		
9.7.2	Are the solar panels owned outright?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9.7.3	Has a long lease of the roof/air space been granted to a solar panel provider?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	If yes, please supply copies of the relevant documents.	Enclosed <input type="checkbox"/>	Lost <input type="checkbox"/>

9.8 Is there a septic tank, cesspool or sewerage treatment plant connected to the property? Tick those that apply and indicate date last emptied.

Septic tank	<input type="checkbox"/>	Date last emptied	
Cesspool	<input type="checkbox"/>	Date last emptied	
Sewerage treatment plant	<input type="checkbox"/>	Date last serviced	

If there is a septic tank, cesspool or sewerage treatment plant connected to the property, please answer the following questions otherwise skip to section 10 Insurance.

9.8.1	Is the septic tank, cesspool or sewerage treatment plant shared with other properties?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9.8.2	Is the septic tank, cesspool or sewerage treatment plant located on someone else's land? If yes, provide a plan showing the location of the system and how to access it.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9.8.3	Does the septic tank, cesspool or sewerage treatment plant comply with BSEN12566-3?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

10. INSURANCE

10.1	Has any buildings insurance ever been subject to an abnormal rise in premium?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
10.2	Has any buildings insurance ever been subject to high excesses?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
10.3	Has any buildings insurance ever been subject to unusual conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
10.4	Has any buildings insurance ever been refused?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

If you answered yes to any of the questions above, please provide details below.

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10.5	Do you insure the property? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

11. BOUNDARIES/ACCESS

11.1	Is any part of the property not within the seller's legal ownership? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

11.2	Is there a current application to alter the boundaries of your property? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12. RIGHTS AND INFORMAL ARRANGEMENTS

12.1	Do you have to contribute towards the shared cost of a jointly used service such as the maintenance of a private road, driveway, boundary or drain? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12.2	Does the property benefit from any rights or arrangements over any neighbouring property? E.g. rights to go onto neighbouring land to maintain the property or right to park or drive over neighbours land etc. If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12.3	Has anyone taken steps to prevent access to the property, complain about or demand payment for access to the property? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12.4	Is there a public right of way through and/or across your house, buildings or land? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12.5 Do you know of any of the following rights or arrangements affecting the property?

12.5.1	Right of light	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.2	Right of support from adjoining properties	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.3	Customary rights, e.g. rights deriving from local traditions	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.4	Other people's rights to mines and minerals under the land	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.5	Chancel repair liability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.6	Other people's rights to take from the land (e.g. timber, hay or fish)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.7	Any other rights or arrangements affecting the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

If you answered yes to any of the questions under 12.5, please provide details below.

13. ENVIRONMENT

13.1	Have there been any environmental issues (including flooding, radon gas, mining, quarrying or fracking) that affect the property since you've owned it? For example the type of flooding (e.g. coastal, river, surface water, sewer etc), level of radon, location of fracking and whether any action has been taken to prevent harm.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
13.2	Is this property subject to any excessive noise or disturbance that a potential purchaser should be aware of?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
13.3	Has the property been subject to any crime or burglary that the potential purchaser should be aware of?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
13.4	Are there any air pollution issues affecting the property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>

If you answered yes to any of the questions under section 13 Environment, please provide details below.

14. ADDITIONAL INFORMATION

14.1	Are there any restrictions on use or alteration of the property which have not been complied with? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

14.2	Are you aware of any other material issues or information which relates to the property or has anything occurred which may affect the average person's decision to proceed? If yes, describe this issue and any action that has been taken. Disclosure required under the Consumer Protection from Unfair Trading Regulations 2008.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

CONSUMER PROTECTION REGULATIONS DECLARATION

By signing this form I confirm the answers to be truthful and accurate and to the best of my knowledge. The questions have been designed to assist with the smooth selling of the property. Any misleading or incorrect answers are likely to be exposed later in the conveyancing process and may hinder the sale.

I will provide additional documentation in support of the information supplied on this form. I understand that this does not replace any official or legal information required for the sale of the property. If there are any changes which alter the information provided, I will update the form immediately and notify the party marketing the property as well as my conveyancer.

Signature	<i>Suzanne Florey</i>
Print name	Suzanne Florey

Date	11/04/2024 14:57:00
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Signature	
Print name	

Date	
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Signature	
Print name	

Date	
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Signature	
Print name	

Date	
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15. LEGAL OWNERSHIP

15.1 Full name and address of legal owner(s)

Full name	Suzanne Florey		
Address line 1			
Address line 2			
Town			
County		Postcode	

Full name			
Address line 1			
Address line 2			
Town			
County		Postcode	

Full name			
Address line 1			
Address line 2			
Town			
County		Postcode	

Full name			
Address line 1			
Address line 2			
Town			
County		Postcode	

15.2 Seller's Conveyancer

Full name	See HIPLA Digital Legal Pack to see which conveyancer the TA documents have been sent to		
Address line 1			
Address line 2			
Town			
County		Postcode	
Email			
Reference			

15.3 Capacity in which the Seller sells

Legal owner	<input checked="" type="checkbox"/>
Personal representative for a deceased owner	<input type="checkbox"/>
Under power of attorney	<input type="checkbox"/>
Mortgage in possession	<input type="checkbox"/>
Other:	<input type="checkbox"/>

16. BOUNDARIES

16.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary feature?

16.1.1	On the left	Seller <input type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
16.1.2	On the right	Seller <input type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
16.1.3	At the rear	Seller <input type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
16.1.4	At the front	Seller <input type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>

16.2	If the boundaries are irregular, indicate ownership by written description or reference to a plan.

16.3	Is the seller aware of any boundary feature having been moved in the last 10 years or during the seller's period of ownership if longer? If yes, provide details	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

16.4	During the seller's ownership, has any land or buildings previously forming part of the property been sold or any adjacent land or buildings purchased? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

16.5	Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

16.6	Has any notice been received under the Party Wall Act 1996 in respect of any shared/ party boundaries? If yes, supply a copy of the notice and give details of any work carried out or agreed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

17. SERVICES CROSSING THE PROPERTY OR NEIGHBOURING PROPERTY

17.1	Do any drains, pipes or wires serving the property cross any neighbour's property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
17.2	Do any drains, pipes or wires leading to any neighbour's property cross the property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
17.3	Is there any agreement or arrangement about drains, pipes or wires?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>

If you answered yes to any of the questions under section 17. Services crossing the property or neighbouring property, please supply a copy of the agreement or provide details below.

18. GUARANTEES

18.1 Are there any guarantees or warranties relating to this property?

18.1.1	National House Building Council (NHBC) or similar warranty	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.2	Roofing work	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.3	Damp proofing	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.4	Timber treatment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.5	Central heating and/or plumbing work	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.6	Double glazing (windows, doors, roof lights/windows/conservatory)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.7	Electrical work	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.8	Preventative work/remedial action relating to subsidence	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.9	Solar panels	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.10	Other:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>

Please confirm that you will leave all paperwork relating to any guarantees at the property when
you move out.

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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18.2	Are there any outstanding claims or current applications relating to any of the above? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

19. OCCUPIERS

19.1	Does the seller live at the property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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19.2	If the property is occupied with tenants does anyone aged over 17 (other than the owner(s)) live at the property? If yes, please provide their full name(s) and age.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Not applicable		

19.3	Have all occupiers, aged over 17, agreed to sign the contract to confirm that they will vacate the property prior to completion of the sale? If 'No', please provide details (e.g. the property is sold let to tenants) and supply a copy of the tenancy agreement together with a copy of any notice to quit which has been served upon them.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Not applicable		

20. TRANSACTIONAL INFORMATION

20.1	Is the sale dependent on the seller completing the purchase of another property on the same day?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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20.2	Does the seller have any special requirements about a Completion/moving date? If yes, provide details of dates on which the seller cannot Complete/move.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

20.3	Will all rubbish be removed from the property (including from the loft, shed, garden, outbuilding, garages and sheds) and the property left clean and tidy on completion?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
20.4	Will any light fittings that are removed be replaced with ceiling rose, flex, bulb holder and bulb?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
20.5	Will all keys for the windows and doors and details of alarm codes be left at the property or with the estate agent?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
20.6	Will reasonable care be taken when removing any fittings or contents and any damage made good?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

DECLARATION

We confirm that all information provided is accurate to the best of our knowledge and if we should become aware of any change to the information supplied prior to exchange of contracts for the sale of the property we will update our conveyancer.

Signature	<i>Suzanne Florey</i>
Print name	Suzanne Florey

All sellers should sign this form

Date	11/04/2024 14:57:00
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Signature	
Print name	

Date	
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Signature	
Print name	

Date	
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Signature	
Print name	

Date	
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The data used to create this document was last updated on **11/04/2024 14:56:28**

Important notice: The above sellers have used <https://www.hipla.co.uk/> to provide their data and to confirm the validity and accuracy of it. Hipla provides a service to reformat their data into the format required by the Propertymark Property Information Questionnaire (also known as the PIQ).

To remove any technical risk of data being reformatted incorrectly to populate this form, this form should always be read in conjunction with the original data provided by the original user directly within their Hipla Digital Legal Pack. Ask your estate agent for access.



Estates & Management Limited

Please Pay
£173.06

Please see account summary below
for a breakdown and due dates for this amount.



or the Current Legal Homeowner
7 Sovereign Court
Campbell Road
Bognor Regis
PO21 1AH

Date of Invoice: **04 Aug 2023**

Account Number:
Unique Code:

Property Address:
7 Sovereign Court PO21 1AH

Invoice



Account Summary:

Date 01 Oct 2023	Half Yearly Rent in Advance: 01 Oct 2023 to 31 Mar 2024	£173.06
	Balance brought forward	£0.00
	Total Balance	£173.06

- Please view your Online Account for a breakdown and due date for any balance brought forward
- Late payment may result in interest and administration charges being applied to your account
- If you pay ground rent by standing order or have settled your account in the past few days, no further action is necessary

Are your contact details correct?

Please ensure you keep your details up to date
Log in online to review and update your details

Property alterations?

Your lease may require consent for any alterations
Log in online to submit an application form

Homeowner Online Services

Register on e-m.uk.com using your Unique Code **868527**

View your documents
Go paperless

Pay online
Submit applications online

Update your details
... and more!

24/7 Telephone payment
020 8371 2800 Please have your payment card and Account Number to hand

Cheque remittance details on reverse



Registered Office: Berkeley House 304 Regents Park Road London N3 2JX
Company Registered in England Registration Number: 03244100
VAT Registration Number: 668036222



or the Current Legal Homeowner
7 Sovereign Court
Campbell Road
Bognor Regis
PO21 1AH

Account Number: [REDACTED]
Date of Notice: 04 Aug 2023

RENT DEMAND NOTICE

COMMONHOLD AND LEASEHOLD REFORM ACT 2002, SECTION 166 NOTICE TO LONG LEASEHOLDERS OF RENT DUE

[REDACTED]
This notice is given in respect of: 7 Sovereign Court PO21 1AH

It requires you to pay rent of £173.06 on 01 Oct 2023 (Note 2)

This rent is payable in respect of the period 01 Oct 2023 to 31 Mar 2024

[In accordance with the terms of your lease the amount of £173.06 is/was due on 01 Oct 2023.] (note 3)

Payment should be made to Estates and Management Ltd at Berkeley House, 304 Regents Park Road, London N3 2JX, quoting our reference [REDACTED]

This notice is given by your landlord Proxima GR Properties Limited whose Registered Office is Berkeley House, 304 Regents Park Road, London N3 2JX.

NOTES FOR LEASEHOLDERS

Read this notice carefully. It sets out the amount of rent due from you and the date by which you must pay. You are advised to seek help immediately, if you cannot pay, or dispute the amount. Those who can help you include a citizens' advice bureau, a housing advice centre, a law centre and a solicitor. Show this notice and a copy of your lease to whoever helps you.

The landlord may be able to claim additional sums from you if you do not pay by the date specified in this notice. You have the right to challenge the reasonableness of any additional sums at a tribunal.

Section 167 of the Commonhold and Leasehold Reform Act 2002 and regulations made under it prevent your landlord from forfeiting your lease for non-payment of rent, service charges or administration charges (or a combination of them) unless the unpaid amount is more than £350 or consists of, or includes, an amount that has been outstanding for more than three years.

NOTES FOR LANDLORDS

1. If you send this notice by post, address it to the leaseholder at the dwelling in respect of which the payment is due, unless he has notified you in writing of a different address in England and Wales at which he wishes to be given notices under section 166 of the Commonhold and Leasehold Reform Act 2002.
2. This date must not be either less than 30 days or more than 60 days after the day on which this notice is given or before that on which the leaseholder would have been liable to make the payment in accordance with the lease.
3. Include this statement only if the date for payment is not the same as the date determined in accordance with the lease.

Yours sincerely

Estates & Management

7 Sovereign Court PO21 1AH

If you wish to pay by cheque

Please make a cheque of £173.06 payable to 'Estates and Management Limited' and post to:

Ground Rent Department
Estates & Management Ltd
Berkeley House
304 Regents Park Road
London N3 2JX

Please ensure that you enclose this remittance slip with your cheque but do not staple them together. Your Account Number [REDACTED] must be written clearly on the back of your cheque but please do not write anything else on the reverse of your cheque.

If you choose to make a payment by cheque, we will be unable to provide a receipt. Please view your online account for an up to date balance. Alternatively, if you make a payment via your online account, a receipt will be emailed to you.

Your details

[Redacted]

Date: 14th September 2023

Account balance

£3,139.56

To view your full account statement, log in to your online account or call us

Pay by direct debit

Call us on 0333 321 4041 to set up a direct debit. It's the easiest and most convenient way to pay

We are going paperless

Detailed accounts are now available to view online when you register at firstport.co.uk. You will also receive updates about your home; repairs & track progress on major works

Register Online Today

Visit firstport.co.uk and register to see invoices; statements & make secure online payments

[Redacted]
7 Sovereign Court
Campbell Road
Bognor Regis
West Sussex
United Kingdom
PO21 1AH

1229011201 | 00152

Page 1 of 1

Invoice

7 Sovereign Court



Description	For period	Payment due	Amount
Annual Service Charge in advance	1 Oct 23 to 30 Sep 24	14 Oct 23	£3,139.56

OCT JULY
NOV AUG
DEC SEPT
2024 JAN
FEB
MARCH
APRIL
MAY
JUNE

Invoice total: £3,139.56

Balance brought forward: £0.00

Total amount now due: £3,139.56

Thank You

Your payment slip

We accept most debit and credit cards. If you pay by credit card it can take up to three working days for the payment to reach us

Please enclose this payment slip with your cheque

Development bank account
Barclays Bank Plc a/c: 03244865 s/c: 205950
IBAN: GB70BARC20595003244865
BIC code: BARCGB22
Reference: 16828000007

FirstPort Retirement Property Services Limited
PO Box 7730
New Milton
BH25 9EP

Your details

[Redacted]
Date: 14th September 2023

Total: £3,139.56

[Redacted]
7 Sovereign Court



1229011201 | 00152 | 00001 | 00002 |

Legal information

**** The following is only applicable to leaseholders ****

Summary of rights and obligations

Attached to this invoice is a Summary of Tenants' Rights and Obligations. This document sets out your legal rights and obligations in accordance with section 153 and Paragraph 4 Schedule 11 of the Commonhold and Leasehold Reform Act 2002.

Notices

Please note your Landlord is Proxima GR Properties Limited, 304 Regents Park Road, London, United Kingdom N3 2JX

If you need to serve any notices on the Landlord, including notices in relation to proceedings, these may be served at Proxima GR Properties Limited, FirstPort Retirement Property Services, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR.

FirstPort Retirement Property Services is a trading name of FirstPort Retirement Property Services Limited. Registered Office: Queensway House 11 Queensway New Milton Hampshire BH25 5NR. Registered in England No. 01614866



How to pay



Pay by direct debit

Call us on **0333 321 4041** to set up a direct debit. It's the easiest and most convenient way to pay.



Pay by phone (24 hrs)

Please call us on **0333 321 4079** and have your account number to hand when calling.



Pay by card

We accept most debit and credit cards.



Pay online

Easy to use and free to register; your online account provides e-billing and updates about your home. You can track major works and repairs and view your statements and balance. Go to www.firstport.co.uk



Pay by cheque

Please make cheques payable to **FirstPort Retirement Property Services Limited** and write your customer account number **1682800007** on the back. Send your cheque with this payment slip to:
FirstPort Retirement Property Services Limited
PO Box 7730 New Milton BH25 9EP



Pay by bank transfer

To pay by bank transfer, please use your customer account number as the reference.
Barclays Bank Plc a/c: 03244865 s/c: 205950
To pay from abroad
IBAN: **GB70BARC20595003244865**
BIC code: **BARCGB22**
Reference: **1682800007**

Contact us



Telephone

0333 321 4041



Write to us

FirstPort Retirement Property Services
Marlborough House Wigmore Place Wigmore
Lane Luton LU2 9EX



Email

retirementhelp@firstport.co.uk



Online

www.firstport.co.uk

Our opening hours are 9am-5pm Monday-Friday

Law Society Fittings and Contents Form (3rd edition)

Address of the property

Flat 7/Sovereign Court
Campbell Road
Bognor Regis
PO21 1AH

Full names of the seller

Suzanne Florey

Seller's solicitor

Name of solicitor's firm

Address

Email

Reference number

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

It is important that sellers and buyers check the information in this form carefully.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.



Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None');

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

1 Basic fittings

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Radiators/wall heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Night-storage heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Free-standing heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Electric fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Light switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Window fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window shutters/grilles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Internal door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
External door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doorbell/chime	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Electric sockets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Burglar alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Other items (please specify)</i>					

2 Kitchen

Notes: In this section please also indicate whether the item is fitted or freestanding.

	Fitted	Free-standing	Included	Excluded	None	Price	Comments
Hob	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Extractor hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Oven/grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cooker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Refrigerator/fridge-freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Tumble-dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washing machine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Other items (please specify)</i>							

3 Bathroom

	Included	Excluded	None	Price	Comments
Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shower fitting for bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shower curtain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Bathroom cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Separate shower and fittings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Towel rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soap/toothbrush holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Toilet roll holders	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bathroom mirror	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Other items (please specify)

4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other rooms (please specify)

5 Curtains and curtain rails

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other rooms (please specify)

Curtains/blinds

Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other rooms (please specify)

6 Light fittings

Notes: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Other rooms (please specify)</i>					

7 Fitted units

Notes: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Other rooms (please specify)</i>					

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Garden ornaments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trees, plants, shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Barbecue	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Dustbins	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Garden shed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Outdoor heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Outside lights	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Water butt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Clothes line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Rotary line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

Other items (please specify)

9 Television and telephone

	Included	Excluded	None	Price	Comments
Telephone receivers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Television aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Radio aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

Other items (please specify)

10 Stock of fuel

	Included	Excluded	None	Price	Comments
Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Liquefied Petroleum Gas (LPG)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

Other items (please specify)



11 Other items

Other items (please specify)

Signature:

Suzanne Florey

Dated:

11/04/2024 14:57:25

Each seller should sign this form.

The Law Society is the representative body for solicitors in England and Wales.

The data used to create this document was last updated on **11/04/2024 14:56:28**.

Important notice: The above sellers have used <https://www.hipla.co.uk/> to provide their data and to confirm the validity and accuracy of it. Hipla provides a service to reformat their data into the format required by the Law Society Transaction Protocol forms (also known as the TA6, TA7 and TA10).

To remove any technical risk of data being reformatted incorrectly to populate this form, this form should always be read in conjunction with the original data provided by the original user directly within their Hipla Digital Legal Pack, which can be found using one of the links below (depending on who you are):

The seller's conveyancer (who is logged in): <https://www.hipla.co.uk/digital-legal-pack?property=9000&type=pro>

Everyone else: <https://www.hipla.co.uk/digital-legal-pack?property=9000>



Leasehold Information Form (3rd edition) (2023)

Address of the property

Address line 1	<input type="text" value="Flat 7/Sovereign Court"/>
Address line 2	<input type="text" value="Campbell Road"/>
Address line 3	<input type="text"/>
Town / City	<input type="text" value="Bognor Regis"/>
Postcode	<input type="text" value="PO21 1AH"/>

Full names of the seller(s)

Please supply full names of the seller(s) of the property.

Individual seller(s) complete (a). If the seller is a company, complete (b)

(a) Name of seller(s) if individual(s)

1 First name <input type="text" value="Suzanne"/> Middle name(s) <input type="text"/> Last name <input type="text" value="Florey"/>	2 First name <input type="text"/> Middle name(s) <input type="text"/> Last name <input type="text"/>
3 First name <input type="text"/> Middle name(s) <input type="text"/> Last name <input type="text"/>	4 First name <input type="text"/> Middle name(s) <input type="text"/> Last name <input type="text"/>

(b) Name of seller if a company

Company name	<input type="text"/>
Company number	<input type="text"/>
Director/authorised person	<input type="text"/>
Country of incorporation	<input type="text"/>

Seller's solicitor

Name of solicitor's firm	<input type="text"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town / City	<input type="text"/>
Postcode	<input type="text"/>
Contact name	<input type="text"/>
Email	<input type="text"/>
Reference number	<input type="text"/>

Definitions

'building' means the building containing the property.

'buyer' means all buyers together where the property is being bought by more than one person.

'headlease' means any lease of the Building held by the landlord (including a superior landlord).

'landlord' includes any person who has a right under the lease to enforce payment of a service charge.

'landlord's certificate' is the certificate set out in Schedule 1 of **The Building Safety (Leaseholder Protections) (England) Regulations 2022**.

'leaseholder' means a tenant under a lease of a dwelling in a building.

'leaseholder deed of certificate' means the certificate set out in the Schedule to **The Building Safety (Leaseholder Protections) (Information etc.) (England) Regulations 2022**.

'neighbour' means those occupying flats in the building.

'property' means the leasehold property being sold.

'qualifying lease' has the meaning given in **section 119 of the Building Safety Act 2022**.

'remediation' means remediation of certain defects in buildings as provided for under sections 116 to 125 of, and Schedule 8 to, the Building Safety Act 2022. In particular, those provisions include protections from liability for leaseholders in specific circumstances.

'right to manage' means a collective right, given by the Commonhold and Leasehold Reform Act 2002, which leaseholders in a building containing flats have the right to exercise, allowing them to take over management of their building.

'seller' means all sellers together where the property is owned by more than one person.

Instructions to the seller

The seller should provide all relevant documentation relating to the lease when they return this completed form to their solicitor. This may include documents given to the seller when they purchased the property, or documents subsequently given to the seller by those managing the property.

Instructions to the seller and buyer

Please read the notes on TA6 Property Information Form

1. The Property

1.1 What type of leasehold property does the seller own? ('Flat' includes maisonette and apartment.)

<input type="checkbox"/>	Flat
<input type="checkbox"/>	Shared ownership
<input checked="" type="checkbox"/>	Long leasehold house

1.2 Does the seller pay rent for the property? If Yes:

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
-------------------------------------	-----	--------------------------	----

(a) How much rent is due each year?

£ 346

(b) How regularly is the rent paid? (e.g. annually)

Price above is annual cost. It is normally
--

(c) Is the rent subject to increase?

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
-------------------------------------	-----	--------------------------	----

If Yes:

(d) How often is the rent reviewed?

Don't know

(e) How is the increase calculated? (eg set figure, doubling, in line with Retail Price Index, Consumer Price Index, etc)

As per the lease

2. Ownership and management

2.1 Who owns the freehold?

(a) A person or company that is not controlled by the tenants

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
-------------------------------------	-----	--------------------------	----

(b) A person or company that the tenants control

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
--------------------------	-----	-------------------------------------	----

2.2 Is there a headlease?

If Yes, is the head leaseholder a person or company that is controlled by the tenants?

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
--------------------------	-----	-------------------------------------	----

<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
--------------------------	-----	--------------------------	----

2.3 Who is responsible for managing the building?

(a) The freeholder

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
--------------------------	-----	-------------------------------------	----

(b) The headleaseholder

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
--------------------------	-----	-------------------------------------	----

(c) A management company named in the lease of the property

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
-------------------------------------	-----	--------------------------	----

(d) A Right to Manage company set up by the tenants under statutory rights

Yes No

(e) Other (please specify):

2.4 Has any tenants' management company been dissolved or struck off the register at Companies House?

Yes No

2.5 Does the landlord, tenants' management company or Right to Manage company employ a managing agent to collect rent or manage the building?

Yes No

3. Relevant documents

3.1 Please supply a copy of:

(a) the lease and any supplemental deeds

Attached To follow
 Already supplied

(b) any regulations made by the landlord or by the tenants' management company additional to those in the lease

Attached To follow
 Not applicable

3.2 Please supply a copy of any correspondence from the landlord, any management company and any managing agent.

Attached To follow

3.3 Please supply a copy of any invoices or demands and any statements and receipts for the payment of:

(a) maintenance or service charges for the last three years

Attached To follow
 Not applicable

(b) ground rent for the last three years

Attached To follow
 Not applicable

3.4 Please supply a copy of the buildings insurance policy:

(a) arranged by the seller and a receipt for payment of the last premium, or

Attached To follow

(b) arranged by the landlord or management company and the schedule for the current year

Attached To follow

3.5 If a landlord is a company controlled by the tenants and/or if a tenants' management company or Right to Manage company is managing the building, please supply a copy of:

(a) the Memorandum and Articles of Association

 Attached To follow

(b) the share or membership certificate

 Attached To follow

(c) the company accounts for the past three years

 Attached To follow

4. Contact details

4.1 Please supply contact details for the following, where appropriate:

(The landlord may be, for example, a private individual, a housing association, or a management company owned by the residents. A managing agent may be employed by the landlord or by the tenants' management company to collect the rent and/or manage the building.)

Landlord:

Name	Suzanne Florey
Address line 1	7 Sovereign Court
Address line 2	
Address line 3	
Town / City	Bognor Regis
Postcode	PO21 1AH
Telephone	07539 088715
Email	suzanne.florey@outlook.com

Management or Right to Manage Company:

Name	
Address line 1	
Address line 2	
Address line 3	
Town / City	
Postcode	
Telephone	
Email	

Managing agent:

Name	<input type="text" value="Firt Port"/>
Address line 1	<input type="text" value="Marlborough House"/>
Address line 2	<input type="text" value="Wigmore Place"/>
Address line 3	<input type="text"/>
Town / City	<input type="text" value="Luton"/>
Postcode	<input type="text" value="LU2 9EX"/>
Telephone	<input type="text" value="0333 321 4041"/>
Email	<input type="text" value="RetirementHelp@FirstPort.co.uk"/>

5. Maintenance and service charges

5.1 Who is responsible for arranging the buildings insurance on the property?

<input type="checkbox"/> Seller
<input checked="" type="checkbox"/> Management company
<input type="checkbox"/> Landlord

5.2 In what year was the outside of the building last decorated?

<input type="text"/> Year
<input checked="" type="checkbox"/> Not known

5.3 In what year were any internal communal parts last decorated?

<input type="text"/> Year
<input checked="" type="checkbox"/> Not known

5.4 Does the seller contribute to the cost of maintaining the building?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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If No to question 5.4, please continue to section 6 'Notices' and do not answer questions 5.5–5.10 below.

5.5 Does the seller know of any expense (e.g. the cost of redecoration of outside or communal areas not usually incurred annually) likely to be shown in the service charge accounts within the next three years?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If Yes, please give details:

5.6 Does the seller know of any problems in the last three years regarding the level of service charges or with the management? If Yes, please give details:

Yes No

5.7 Has the seller challenged the service charge or any expense in the last three years? If Yes, please give details:

Yes No

5.8 Does the seller know of the existence or suspected existence in the building of cladding or any defects that may create a building safety risk? If Yes, please give details:

Yes No

5.9 Is the seller aware of any difficulties encountered in collecting the service charges from other flat owners? If Yes, please give details:

Yes No

5.10 Does the seller owe any service charges, rent, insurance premium or other financial contribution? If Yes, please give details:

Yes No

6. Notices

Note: A notice may be in a printed form or in the form of a letter.

6.1 Has the seller received a notice that the landlord wants to sell the building? If Yes, please supply a copy.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow
<input type="checkbox"/> Lost	

6.2 Has the seller received any other notice about the building, its use, its condition or its repair and maintenance? If Yes, please supply a copy.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow
<input type="checkbox"/> Lost	

7. Consents

Note: A consent may be given in a formal document, a letter or orally.

7.1 Is the seller aware of any changes in the terms of the lease or of the landlord giving any consents under the lease?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow
<input type="checkbox"/> Lost	

If Yes, please supply a copy or, if not in writing, please give details:

8. Complaints

8.1 Has the seller received any complaint from the landlord, the management company or any neighbour about anything the seller has or has not done? If Yes, please give details:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8.2 Has the seller complained or had cause to complain to or about the landlord, the management company, or any neighbour? If Yes, please give details:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Alterations

9.1 Is the seller aware of any alterations having been made to the property since the lease was originally granted?

Yes No

If No, please go to section 10 'Enfranchisement' and do not answer 9.2 and 9.3 below.

9.2 Please give details of these alterations:

9.3 Was the landlord's consent for the alterations obtained? If Yes, please supply a copy.

Yes No
 Not known Not required
 Attached To follow

10. Enfranchisement

Note: 'enfranchisement' is the right of a tenant to purchase the freehold from their landlord and the right of the tenant to extend the term of the lease.

10.1 Has the seller owned the property for at least two years?

Yes No

10.2 Has the seller served on the landlord a formal notice stating the seller's wish to buy the freehold or be granted an extended lease? If Yes, please supply a copy.

Yes No
 Not known Not required
 Attached To follow

10.3 Is the seller aware of the service of any notice relating to the possible collective purchase of the freehold of the building or part of it by a group of tenants? If Yes, please supply a copy.

Yes No
 Not known Not required
 Attached To follow

10.4 Is the seller aware of any response to a notice disclosed in replies to 10.2 and 10.3 above? If Yes, please supply a copy

Yes No
 Not known Not required
 Attached To follow

11. Building safety, cladding and the leaseholder deed of certificate

Note: The Building Safety Act 2022 introduced leaseholder protections for qualifying leaseholders. Guidance about the protections for leaseholders is available at: <https://www.gov.uk/guidance/building-safety-leaseholder-protections-guidance-for-leaseholders>

Note: A deed of certificate confirms whether the leaseholder is eligible for the leaseholder protections. Guidance about the leaseholder deed of certificate is available at: <https://www.gov.uk/guidance/mandatory-information-required-from-leaseholders-and-building-owners> and frequently asked questions about the leaseholder deed of certificate is available at: <https://www.gov.uk/guidance/leaseholder-protections-deed-of-certificate-frequently-asked-questions>

11.1 Have any remediation works on the building been proposed or carried out?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Not applicable	

If Yes, please provide details of the remediation works proposed and evidence of any carried out.

<input type="checkbox"/> Attached	<input type="checkbox"/> To follow
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11.2 Is the lease of the property a qualifying lease?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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11.3 Is there a Leaseholder Deed of Certificate for the property?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Not applicable	

If Yes:

(a) Did the seller (the current leaseholder) complete the deed of certificate or was it completed by a previous leaseholder?

<input type="checkbox"/> Current leaseholder
<input type="checkbox"/> Previous leaseholder

(b) Please supply a copy of the leaseholder deed of certificate and the accompanying evidence.

<input type="checkbox"/> Attached	<input type="checkbox"/> To follow
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11.4 Has the freeholder / landlord been notified of the intention to sell?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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11.5 Has the seller received a Landlord's Certificate and the accompanying evidence?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If Yes, please supply a copy of the Landlord's Certificate and the accompanying evidence.

<input type="checkbox"/> Attached	<input type="checkbox"/> To follow
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Signed: **Suzanne Florey**

Dated: 11/04/2024 14:57:15

Signed:

Dated:

Signed:

Dated:

Signed:

Dated:

Each seller should sign this form.

The data used to create this document was last updated on: 11/04/2024 14:56:28

Important notice:

The above sellers have used <https://www.hipla.co.uk/> to provide their data and to confirm the validity and accuracy of it. Hipla provides a service to reformat their data into the format required by the Law Society Transaction Protocol forms (also known as the TA6, TA7 and TA10). To remove any technical risk of data being reformatted incorrectly to populate this form, this form should always be read in conjunction with the original data provided by the original user directly within their Hipla Digital Legal Pack, which can be found using one of the links below (depending on who you are):

The seller's conveyancer (who is logged in): <https://www.hipla.co.uk/digital-legal-pack?property=9000&type=pro>

Everyone else: <https://www.hipla.co.uk/digital-legal-pack?property=9000>