



Emily McAlister &lt;emily@retirement.capital&gt;

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**Charles Purchase of development land in UK - Cowes IOW**

2 messages

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**Charles Georgios Americanos** <charles@cgaconsult.uk>  
To: "gavinm@retirement.capital" <gavinm@retirement.capital>  
Cc: "emily@retirement.capital" <emily@retirement.capital>

21 December 2022 at 18:02

Hi Gavin

I have agreed with Clive Emson Auctioneers the purchase a small plot in Cowes in the Pension Trust ownership as an investment.

The site was last used as a storage location for solicitors legal files! It is in disrepair now and my land advisor Philip Sharples believes it has strong commercial development viability. The future sale of it with an updated building store is quite a large multiple of the initial investment.

This is not a residential site.

Agreed price is £15,000 plus additional costs/legal fees to £3,000

I kindly request that you respond on our behalf to the Auctioneers and email

[Michael.Marchant@cliveemson.co.uk](mailto:Michael.Marchant@cliveemson.co.uk) to state:

**The administrator of the fund confirms they will release the funds on the required completion date of 31st January 2023**

Have a great Christmas holiday!

Kind regards

Charles

CC of email to me today

Just to confirm the pension fund is still the same one you mentioned earlier in this thread-

| Infomatrix OneView Pension Trust - Charles Americanos

**We will need a letter from the administrator of the fund confirming that they will release the funds and effectively authorise the purchase please?**

For the purposes of registering to buy you can do this in your personal name and we will then put the purchase in the pension fund.

The automated system will **deduct the holding deposit of £5,000** with the excess deposit being put towards the completion balance. If this causes a problem we can look at working around it.

Kind regards

Mike

**Michael Marchant MNAVA**  
**Senior Auction Appraiser | Clive Emson Auctioneers**  
**Unit 14, Fulcrum2, Solent Way, Whiteley, Fareham, Hampshire, PO15 7FN**



✉ [auctions@cliveemson.co.uk](mailto:auctions@cliveemson.co.uk)  
☎ 0345 8500333

## LOT 136: FREEHOLD STORE WITH POTENTIAL

69B Pelham Road, Cowes, Isle Of Wight, PO31 7DN

*69B Pelham Road, Cowes, Isle Of Wight, PO31 7DN*



AVAILABLE AT

**£17,000**

**Applicants may view directly on site during daylight hours**

☎ **01489 564606**

👤 **Mike Marchant/Rob Marchant**

CGA Consulting Ltd

Marlow UK

**gavin mccloskey** <gavinm@retirement.capital>  
To: Charles Georghios Americanos <charles@cgaconsult.uk>  
Cc: "emily@retirement.capital" <emily@retirement.capital>

22 December 2022 at 13:54

Hi Charles,  
Tks for the note on this.  
It looks ok - as long as it does not have residential use attached to it, then it can be held.  
Are you planning to develop it to an industrial/commercial unit?  
Kind regards  
Gavin  
[Quoted text hidden]  
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### CHRISTMAS OPENING HOURS 🎄

*Please note that our office will close on 23 December.  
We will be open on 29th and 30th to attend to payments, payroll and urgent requests. Normal business will resume after the bank holiday on Tuesday, 3rd January. Wishing you a very Merry Christmas 🎄👶*

Retirement  
.Capital



Web. <https://retirement.capital>  
Phone: 0330 311 0088  
Email: [gavinm@retirement.capital](mailto:gavinm@retirement.capital)

Data Processing Centre  
Retirement.Capital  
Venture Wales Building  
Merthyr Tydfil Industrial Business Park  
Merthyr Tydfil  
Wales  
CF48 4DR

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