



Emily McAlister <emily@retirement.capital>

Re: Transfer of Land

4 messages

Jason <Jason@thorpemeadows.co.uk>

To: Christopher Farmery <christopher@accountancysolutions.uk.com>

Cc: Gavin <gavinm@retirement.capital>, Emily McAlister <emily@retirement.capital>

Dear Christopher

Thanks for the confirmation email please find attached the valuation conducted earlier this year. I have also attached a copy of the site plan from the Architects the area marked in a pin I have also Ccd Gavin & Emily from <https://retirement.capital> whom administer my SSAS pension scheme. So you should have their email address above, their office number is 0330 31

Dear Gavin / Emily

Please find below the details of our solicitor for which I give permission for you both to lease and finalise the land transfer as discussed. Hopefully this can all now be resolved within the next few weeks as ideally we would like to get the building project underway in the new year, weather permitting 🍂.

Any issues from either side please do not hesitate to contact me.

Kind regards
Jason Thorpe

Thorpe Meadows Equestrian
Carr Lane
Crowle
Scunthorpe
North Lincs
DN17 4BF

Mobile 07730526177

info@thorpemeadows.co.uk
www.thorpemeadows.co.uk

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On 9 Nov 2021, at 15:59, Christopher Farmery <christopher@accountancysolutions.uk.com> wrote:

Good afternoon Jason,

It was a pleasure to speak with you earlier.

As we discussed on the phone I will be able to help you with the transfer and I will also hold Steven's legal fees that he quoted you the other day (£350-£500 + Vat).

I would be obliged if you can put me in touch with Capital retirement so I can converse with them about the transfer.

Also please can you send me a copy of the plan for the land which is to be transferred along with its value.

I look forward to hearing from you, if you have any questions please do not hesitate to contact me.

Kind regards

C.Farmery

Christopher Farmery
Head of Conveyancing

—
Switchboard: 01724 840400 Option 1
Email: Christopher@accountancysolutions.uk.com
Please note our opening hours are 9am – 12.30pm and 1.30pm – 5pm Monday to Friday

Suite 9 Normanby Gateway, Lysaghts Way, Scunthorpe, North Lincolnshire, DN15 9YG. Telephone: + 44 (0) 1724 840400 Fax: +44 (0) 1724 888797

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3 attachments



Mail Attachment TM logo.jpg
24K

R & V Thorpe Meadows Equestrian.pdf
1002K

Site Plans Separation boundaries.pdf
477K

Jason <Jason@thorpemeadows.co.uk>

To: Christopher Farmery <christopher@accountancysolutions.uk.com>, Gavin <gavinm@retirement.capital>

Cc: Danielle Wheat <danielle.wheat@accountancysolutions.uk.com>, Emily McAlister <emily@retirement.capital>

Hi Chris & Gavin

Hope you are both well and looking forward to Christmas.

Just making contact with you both to see how everything is going.

I am pretty sure you both have all the information documents, site plans etc for the property split. Please could you confirm all is well and in hand and you have managed to make contact.

If either of you are missing any documents or paperwork you need for the work to be complete please let me know and I will ensure copies are emailed or posted out.

Please could you also give an idea of time scales to complete this property transfer, as you can imagine we are keen to move forward and start the build of the new house as soon as possible.

I have also CC'd in your relevant assistants / secretaries Emily & Danielle

Kind regards
Jason Thorpe

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Begin forwarded message:

From: Christopher Farmery <christopher@accountancysolutions.uk.com>
Subject: Transfer of Land
Date: 9 November 2021 at 15:59:25 GMT
To: "Jason@thorpemeadows.co.uk" <jason@thorpemeadows.co.uk>

Good afternoon Jason,

It was a pleasure to speak with you earlier.

Also please can you send me a copy of the plan for the land which is to be transferred along with its value.

I look forward to hearing from you, if you have any questions please do not hesitate to contact me.

Kind regards
C. Farmery

Christopher Farmery
Head of Conveyancing



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gavin mccloskey <gavinm@retirement.capital>

12 January 2022 at 12:25

To: Jason <Jason@thorpemeadows.co.uk>, Christopher Farmery <christopher@accountancysolutions.uk.com>

Cc: Danielle Wheat <danielle.wheat@accountancysolutions.uk.com>, Emily McAlister <emily@retirement.capital>

Hi Jason,

Many thanks for your email.

We have now completed our relevant enquiries with HMRC and can now proceed with this transfer.

The value of the invoice is for £200,000 and the priority is for the residential element, defined in the valuation report as the building plot and paddocks of £150,000.

I believe the pink area marked on the plot is the defined area.

On the pension scheme's part there is no capital gains tax arising, the value of the transaction will need to be considered for SDLT as the value of the consideration is £150,000 which you would be liable for.

I am unclear if this will fall within commercial or residential SDLT rules and perhaps your solicitor can advise you on this.

We can address the balance of the debt of £50,000 separately.

Chris, if we could have a call to discuss the practicalities needed and if you could let me know a suitable time and day for you.

Many thanks

Gavin

[Quoted text hidden]

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Retirement
.Capital



Web: <https://retirement.capital>

Phone: 0330 311 0088

Email: 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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Cc: Christopher Farmery <christopher@accountancysolutions.uk.com>, Danielle Wheat <danielle.wheat@accountancysolutions.uk.com>, Emily McAlister <emily@retirement.capital>, pa

Hi Gavin

Really appreciate the update, hopefully Christopher with have some news too soon and we can get all this rapped up and move forward.

Kind regards

Jason Thorpe

Thorpe Meadows Equestrian

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Hi Chris & Gavin

[Quoted text hidden]

[Quoted text hidden]

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