



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

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**FW: Sale of 7 Brookfield, Moulton Park, Northampton, NN3 6WL**

2 messages

**Simon Carlin** <simon@thelostcoin.co.uk>

24 September 2021 at 10:17

To: "Emily McAlister (emily@retirement.capital)" &lt;emily@retirement.capital&gt;

Hi Emily

It looks like the sale of 7 Brookfield by Oakleaf SIBA is going ahead today. The net proceeds are more likely to be around £540k at most net of agents fees and solicitor fees.

Please look out for the cash later, I have asked the reference to be changed to OakleafSALE.

It will probably sit there for a couple of weeks at least, likely we will transfer out Janie Rowthorn, pay the VAT then deregister for VAT then invest the balance.

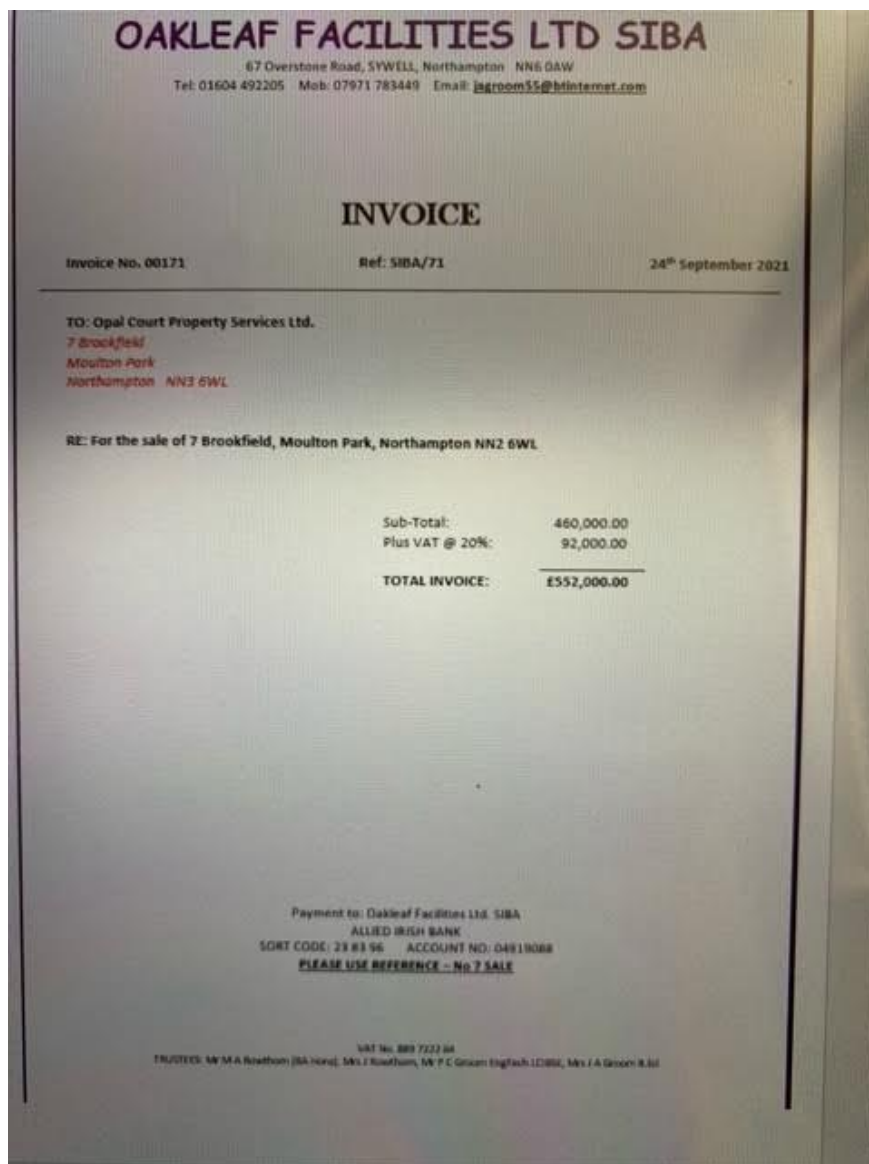
Regards,

Simon Carlin

**The Lost Coin Financial Planning Ltd** ... *"finding true wealth"*t: 0117 230 5077 m: 07894 070677 w: [TheLostCoin.co.uk](https://TheLostCoin.co.uk)Book your appointment at [TheLostCoin.co.uk/contact-us](https://TheLostCoin.co.uk/contact-us)

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**From:** Jane Groom <jagroom55@btinternet.com>**Sent:** 24 September 2021 09:02**To:** Paul Groom <pcgroom@btinternet.com>; Simon Carlin <simon@thelostcoin.co.uk>**Subject:** Re: Sale of 7 Brookfield, Moulton Park, Northampton, NN3 6WL



On 23 Sep 2021, at 22:38, Paul Groom <[pcgroom@btinternet.com](mailto:pcgroom@btinternet.com)> wrote:

Please send an invoice by email to Rosanna.

For the sale of 7 Brookfield Moulton Park Northampton

To Opal Court Property Services Limited for £460,000 plus  
£92,000 VAT totalling £552,000.

Please also provide the following for the SIBA

Account Name:

Sort Code:

Account Number:

Bank name:

Bank address:

Kind regards

Paul Groom

Sent from my iPhone

Begin forwarded message:

**From:** Rosanna Langridge <[Rosanna.Langridge@howespercival.com](mailto:Rosanna.Langridge@howespercival.com)>  
**Date:** 23 September 2021 at 20:12:55 BST  
**To:** Paul Groom <[pcgroom@btinternet.com](mailto:pcgroom@btinternet.com)>  
**Cc:** Grace Halliday <[grace.halliday@theoakleafgroup.co.uk](mailto:grace.halliday@theoakleafgroup.co.uk)>  
**Subject: RE: Sale of 7 Brookfield, Moulton Park, Northampton, NN3 6WL**

Hi Paul,

Please can you provide me with a VAT invoice addressed to the buyer for the purchaser price.

Please can you also provide the following details for the net sale proceeds to be sent to and confirm whether you will be settling the agent's invoice or whether you want me to account for this in the completion statement?

Account Name:

Sort Code:

Account Number:

Bank name:

Bank address:

Many thanks

**Rosanna Langridge (Mrs)**

Paralegal

Howes Percival LLP

Northampton

Direct Dial: 01604 258078

Mobile: 07929874743

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**Cybercrime Alert: Bank Details**

Please be aware that there is a significant risk posed by cyber fraud, specifically affecting email accounts and bank account details.

PLEASE NOTE that our bank account details WILL NOT change during the course of a transaction, and we will NOT change our bank

details via email. Please be careful to check account details with us in person if in any doubt. We will not accept responsibility if you transfer money into an incorrect account.

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**From:** Rosanna Langridge <[Rosanna.Langridge@howespercival.com](mailto:Rosanna.Langridge@howespercival.com)>  
**Sent:** 23 September 2021 16:07  
**To:** Paul Groom <[pcgroom@btinternet.com](mailto:pcgroom@btinternet.com)>  
**Cc:** Grace Halliday <[Grace.Halliday@theoakleafgroup.co.uk](mailto:Grace.Halliday@theoakleafgroup.co.uk)>  
**Subject:** Re: Sale of 7 Brookfield, Moulton Park, Northampton, NN3 6WL

Hi Paul

The accountant has said service charge is paid to 30th June and they have today sent the service charge invoice for the quarter to 30th September and so I work out the apportionment to be as follows:

£907.20 = service charge 1 July 2022 to 30th September 2021 (92days).

£907.20 / 92 days x 84 days (1 July 2021 to 24 Sep 2021) = £828.31.

Therefore they will send us the purchase price less £828.31 and be responsible for paying the service charge bill on completion.

Kind regards

Sent from my iPhone

On 23 Sep 2021, at 14:47, Paul Groom <[pcgroom@btinternet.com](mailto:pcgroom@btinternet.com)> wrote:

**Attention: This email originated outside Howes Percival LLP. Please be extra vigilant when opening attachments or clicking links.**

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Hi Rosanna

Grace will know.

Hi Grace could you let Rosanna know when you paid the service charge up to?

Kind regards

Paul Groom

Sent from my iPad

On 23 Sep 2021, at 14:44, Rosanna Langridge <[Rosanna.Langridge@howespercival.com](mailto:Rosanna.Langridge@howespercival.com)> wrote:

Hi Paul,

I am waiting for the accountant to confirm when service charge is paid until in order to do the apportionments for completion tomorrow. Do you have any records of when u have paid service charge until?

Kind regards,

Sent from my iPhone

**Rosanna Langridge (Mrs)**

Paralegal

Howes Percival LLP

Northampton

Direct Dial: 01604 258078

Mobile: 07929874743

**Read our latest updates on COVID-19 / Coronavirus here**

<[imageb7df6a.JPG](#)> <[image495abc.PNG](#)> <[image86bdb2.PNG](#)>

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On 9 Sep 2021, at 17:00, Rosanna Langridge  
<[Rosanna.Langridge@howespercival.com](mailto:Rosanna.Langridge@howespercival.com)> wrote:

Dear Paul and Mark,

I am pleased to confirm the Contract and Transfer Deed are now in an agreed form and I attach the same for signing.

You agree to sell the property as shown edged red on the plan attached to this email with vacant possession to Opal Court Property Services Limited for £460,000 plus £92,000 VAT totalling £552,000.

You will all need to sign the Contract on page 11 where indicated. Please also sign the Transfer Deed where indicated in box 12 in front of an independent witness (i.e. not a relative over the age of 18).

Please then return the original signed documentation to me in readiness for completion.

I have asked the buyer's solicitor to confirm whether they will be able to complete by 17<sup>th</sup> September 2021 and will let you know once I receive a response. Should you have any questions in the meantime please do not hesitate to contact me.

Kind regards,

<Contract final - Opal Limited\_4164-1059-8193.pdf>

<TR1\_4162-4013-8801.pdf>

<Official Copy (Title Plan) - HN15196\_4146-1437-0095.pdf>

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**Emily McAlister** <[emily@retirement.capital](mailto:emily@retirement.capital)>  
To: Simon Carlin <[simon@thelostcoin.co.uk](mailto:simon@thelostcoin.co.uk)>

24 September 2021 at 11:39

Hi Simon,

No problem, I will confirm once funds have arrived in AIB.

Kind regards  
Emily

[Quoted text hidden]

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# Retirement .Capital



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Email: [emily@retirement.capital](mailto:emily@retirement.capital)

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Merthyr Tydfyl  
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