

# Slee Blackwell Solicitors

LLP

## Replies to Enquiries

**Our Client :** Oliver Jones and Michelle Rosemary Avery  
**Your Client :** Jake Robbins  
**Property :** Land and garage at 3 Pitt Hill Appledore Bideford EX39  
**IPU**

Replies on behalf of the Seller are believed to be correct and accuracy is not guaranteed, and the replies given do not obviate the need to make appropriate searches and enquiries of third parties, and where appropriate survey and/or inspection.

The replies are given without any responsibility on the part of the Seller's solicitors, their partners and employees.

Further, any reply containing the words "not so far as the seller is aware" or similar words should not be construed as meaning that the Seller has made or intends to make any enquiries or other checks on the points mentioned in the enquiry in question.

1. Please find attached indemnity policy for your approval.
2. So far as the sellers are aware the boundaries are party boundaries.
3. The sellers had an initial pre application inspection from the Council for potential planning permission, the details of this were supplied through the Estate Agent and the buyers will be aware of this.
4. The current occupier of the garages will be vacating before completion. Upon a tentative completion date being set the sellers will be asking the current occupier to vacate. Once notice has been given to the current occupier the seller will confirm this. The occupier pays £50 per calendar month.
5. No planning permission is currently in place. The property has consistently been used for storage.
6. The sellers are unaware of any plant considered to be Japanese Knotweed at the property, however, are not experts and your clients will need to rely on their own inspection.
7. Confirmed.

**Slee Blackwell LLP**  
20/10/2022

LH/SG/Jones/246671

**RICHARD KANANI & CO.**

**ADDITIONAL ENQUIRIES BEFORE CONTRACT**

**PROPERTY:** 41 South Road Weymouth DT4 9NR

**SIGNED:**



**Richard Kanani & Co. Solicitors**

**DATED: 6<sup>th</sup> October 2022**

1. Please provide an indemnity policy in respect of clause 1 of the Charges Register
2. With regards to your clients replies to question 1 of the Property Information Form, please confirm what boundaries they have been responsible for in practice
3. With regards to your clients reply to question 3.1 of the Property Information Form, please provide a copy of the notice and any other information or paperwork
4. With regards to your clients reply to question 6.2 of the Property Information Form, (i) is the rental of the space ceasing on our client's purchase? (ii) please confirm that whether your clients have given notice and when the land will be vacated (iii) please provide a copy of the notice (iv) Please confirm the amount of the rental
5. Please confirm the authorized use for Planning Purposes of the land
6. With regards to your clients reply to question 7.8 of the Property Information Form, please confirm whether your clients are aware of any plant that maybe considered to be Japanese Knotweed
7. Please confirm you have taken all necessary checks on your client as required by statute and professional regulations

