

Ms E. Dane  
Cranfords  
48 Chorley New Road  
Bolton  
BL1 4AP

08 March 2018

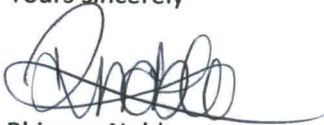
Dear Ms Dane

**RE: St John's Abingdon Ltd Pension Scheme**

Please find enclosed the completed Property Application Form for the above scheme.

Should you have any queries please don't hesitate to contact me.

Yours sincerely



Rhianna Noble  
Administration Apprentice



Small Self-Administered Scheme

# Property Application Form

## **Before you start**

**This form should be used to provide us with sufficient information to consider whether a proposed property purchase would be acceptable into the SSAS. Until the application form is fully completed, signed and returned to us we cannot proceed with the purchase.**

**It is important that you read our Property Guidance Notes before completing the application form as this will provide you with the details of our various requirements.**

**Please ensure you complete all relevant sections. Your completed form should be returned to:**

Pension Practitioner, 48 Chorley New Road, Bolton, BL1 4AP  
[www.pensionpractitioner.com](http://www.pensionpractitioner.com)  
[info@pensionpractitioner.com](mailto:info@pensionpractitioner.com)

## Contact Information

Scheme Name	St Johns Abingdon Ltd Pension Scheme
Main Contact Name	Paul Beauchamp
Contact Address	Grindle Cottage, Low Side, Calver, Hope Valley, Derbyshire S32 3XQ
Daytime Telephone	01246 266 150

## Property Details

Property Address (or land details if this is a land only purchase)	Power System Services Property, Foxwood Close, Chesterfield S41 9RB		
Type of Property	Industrial with Offices		
Purchase Price	£350,000		
Proposed Completion Date	ASAP		
Is the title registered?	<input checked="" type="checkbox"/> Yes / No	Circle as appropriate	
Is the building listed?	Yes / <input checked="" type="checkbox"/> No	Circle as appropriate	
Freehold or Leasehold?	<input checked="" type="checkbox"/> Freehold / Leasehold	Circle as appropriate	
Leasehold Only	i) Outstanding term of lease		
	ii) Ground Rent payable		
Property Age	Circa 23 years		
Is the property subject to VAT?	<input checked="" type="checkbox"/> Yes / No	Circle as appropriate. Please include VAT figure in Purchase Price if applicable.	
Is there any residential element?	Yes / <input checked="" type="checkbox"/> No	Circle as appropriate - if yes, please provide details on the occupant on the Additional Details page	
Is the vendor connected with the member(s) or sponsoring employer	<input checked="" type="checkbox"/> Yes / No	Circle as appropriate - if yes, please provide details of the connection / relationship on the Additional Details page	



### Contact Details for VAT (if applicable)

Please complete this section in relation to the individual dealing with the VAT on behalf of the pension scheme

Main Contact Name

Contact Address

Daytime Telephone

Email Address

### Vendors Details

Contact Name

Contact Address

Daytime Telephone Number

Email Address

### Schemes Solicitor Details

Pension Practitioner can arrange for an introduction to be made to a solicitor who is experienced in pension scheme law, to act on behalf of the trustees of the pension scheme. Alternatively you can supply details of your own Solicitor in the additional information section of page 6

### Vendors Solicitor Details

Contact Name

Practice Name

Practice Address

Telephone Number

Email Address



## Costs

Purchase Price	£ 350,000
VAT (if applicable)	£
Stamp Duty Land Tax	£
Legal / professional costs (incl VAT)	£
Total Cost	£

## Loan Details (if applicable)

Please complete this section in relation to the firm and individual dealing with the loan to the pension scheme

Lender Contact Name	Barclays Bank - Aaron Hardy
Lender Address	Ashton House 497 Silbury Boulevard Milton Keynes MK9 2LD
Lender Telephone	0330 150 2965
Email Address	aaron.hardy@barclays.com
Amount of Loan	£ 150000
Term of Loan	10 years
Repayments Expected	£1511 per month

We will require a copy of the offer letter once this is available

## Funding the Purchase

Please use this section to detail how the property purchase is to be funded

For example: Scheme value is £150,000. A gross contribution of £25,000 from member A and an additional transfer-in of £82,000 from member B

Current scheme funds + loan



## Property Management

We insist that a property manager is in place and responsible for the day-to-day management of the property. It is acceptable for one (or more) of the member trustees to complete this function. Please confirm the property managers details.

Contact Name	<input type="text" value="Paul Beauchamp"/>
Contact Address	<input type="text" value="as above"/>
Daytime Telephone	<input type="text"/>

## Existing Tenant Details (if applicable)

Business Name / Contact	<input type="text"/>
Company Number	<input type="text"/>
Registered Address	<input type="text"/>
Telephone Number	<input type="text"/>
Is the tenant connected with the member(s), or sponsoring employer?	<input type="text" value="Yes / No"/> Circle as appropriate - if yes, please provide details of the connection / relationship on the Additional Details page
Is the tenant VAT registered?	<input type="text" value="Yes / No"/> Circle as appropriate
Is the tenant exempt for VAT purposes	<input type="text" value="Yes / No"/> Circle as appropriate
Rent payable and frequency	<input type="text"/>
Are the rental payments up to date?	<input type="text" value="Yes / No"/> Circle as appropriate



## Proposed Tenant Details (if applicable)

Business Name / Contact	Power System Services - Paul Beauchamp	
Company Number	02962766	
Registered Address	Carrwood Road, Sheepbridge, Chesterfield Derbyshire S41 9QB	
Telephone Number	See above	
Is the tenant connected with the member(s), or sponsoring employer?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Circle as appropriate - if yes, please provide details of the connection / relationship
Is the tenant VAT registered?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Circle as appropriate
Is the tenant exempt for VAT purposes?	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	Circle as appropriate
Rent payable and frequency		
Are the rental payments up to date?	Yes / No	Circle as appropriate

## Checklist

Property Valuation	Enclosed / To <input checked="" type="checkbox"/> Follow	Circle as appropriate
Copy of existing lease	Enclosed / To Follow	Circle as appropriate
Rental Valuation	Enclosed / To <input checked="" type="checkbox"/> Follow	Circle as appropriate
Energy Performance Certificate	Enclosed / To <input checked="" type="checkbox"/> Follow	Circle as appropriate

If you have not yet been provided with an Energy Performance Certificate for the property please request this from the vendors. We will require a copy for our records before the property can complete.

## Additonal Information

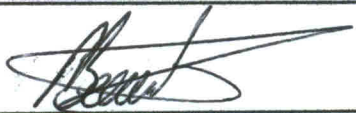
Please use this section to provide any additional information such as the Solicitor who is to represent the pension scheme, residential details OR connections / relationships.



## Declaration

I/we confirm that I/we have read, understood and agree to abide by the terms and conditions set out in the Property Guidance Notes and that the information supplied in the questionnaire is correct to the best of my/our knowledge and belief.

Signature



Print Name

PAUL BEAUCHAMP

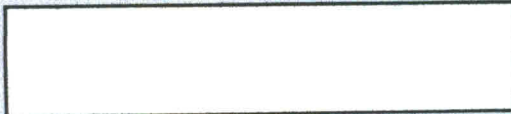
Position

MANAGING DIRECTOR

Date

5/3/2018

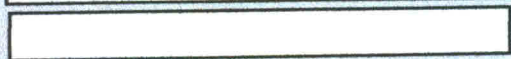
Signature



Print Name



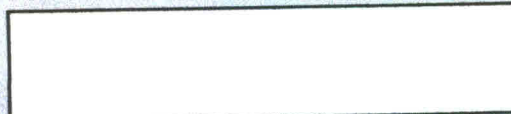
Position



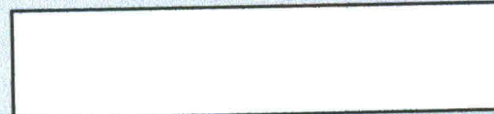
Date



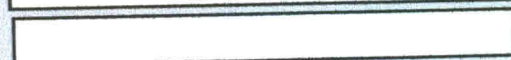
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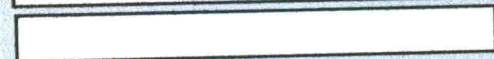
Print Name



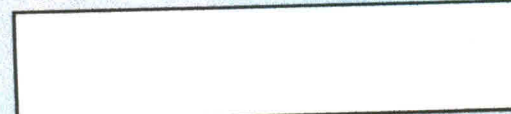
Position



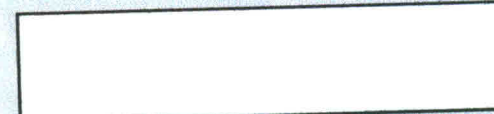
Date



Signature



Print Name



Position



Date

