



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

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**RE: Units C2 & C5- Richard Edwards- Edwards SSAS Ref  
Wollens:MA:EDW3348/0001**

4 messages

**Cheryl Bolt** <Cheryl.Bolt@wollens.co.uk>

5 September 2024 at 17:10

To: "Richard Edwards - R&amp;R Services (Devon) Ltd" &lt;Rich@randrdevon.co.uk&gt;

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

Dear Richard

I attach a provisional completion statement for your kind attention. I am awaiting my accounts teams approval of this but wanted to provide a provisional figure for your information at this stage.

In terms of source of funds, we will need evidence of the funds within the SSAS (such as copy bank statements/shares etc). Attached is our general information sheet on south and wealth of funds, it won't be specific to your SSAS but hopefully provides some background as to what and why we need this. Is this something Emily will need to provide?

In terms of timescales, I calculate the following dates:

- Sale within 8 weeks from 23 July (**by 16 September**)- £488,000 exc of VAT. The VAT inc price will be **£585,600.00**
- Sale within 10 weeks from 23 July (**by 30 September**)- - £490,000 exc of VAT. The VAT inc price will be **£588,000.00**
- Sale after 10 weeks 23 July (**from 1 October**)- - £493,400 exc of VAT. The VAT inc price will be **£595,080.00**

You will need to check with Emily the timescales they need to drawdown funds to us.

I am currently awaiting Emily's approval of the transaction documents (or any comments thereon). They are also back with the Seller's solicitor for final approval. Once agreed, we can arrange for those to be signed up in readiness for completion.

If there is anything else I can clarify at this stage, please let me know.

Kind regards

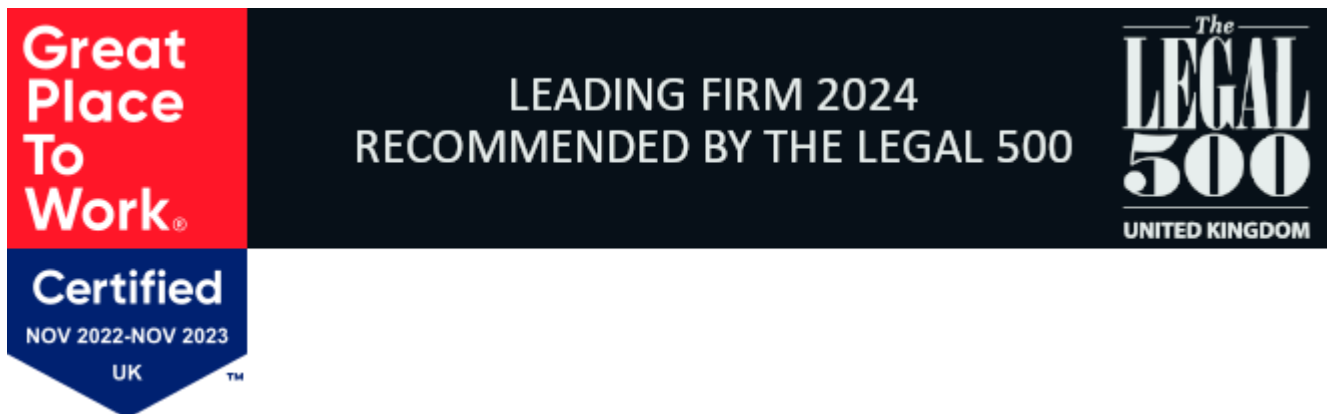
Cheryl

**Cheryl Bolt****Associate Solicitor****DDI:** 01392 539208**Fax:** 01392 420065**Email:** [cheryl.bolt@wollens.co.uk](mailto:cheryl.bolt@wollens.co.uk)**Address:** Wollens, Aperture, Pynes Hill, Rydon Lane, Exeter, Devon, EX2 5AZ

For and on behalf of



[www.wollens.co.uk](http://www.wollens.co.uk)



Our lawyers can offer a variety of methods of communication including home visits, meetings via video links, email or telephone. Any further details that you may require are available on our website [www.wollens.co.uk](http://www.wollens.co.uk) Our preferred method for payment is via our website. [Wollens.co.uk/payment](http://Wollens.co.uk/payment)

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**From:** Richard Edwards - R&R Services (Devon) Ltd <[Rich@randrdevon.co.uk](mailto:Rich@randrdevon.co.uk)>  
**Sent:** Thursday, September 5, 2024 9:39 AM  
**To:** Emily McAlister <[emily@retirement.capital](mailto:emily@retirement.capital)>  
**Cc:** Cheryl Bolt <[Cheryl.Bolt@wollens.co.uk](mailto:Cheryl.Bolt@wollens.co.uk)>  
**Subject:** Units C2 & C5- Richard Edwards- Edwards SSAS Ref Wollens:MA:EDW3348/0001

Good morning,

Would you kindly advise we are still on track to complete within the 8 weeks? The 8 weeks started on Tue 23/07/2024 13:17 so presumably we have until 23/09/2024 ?

Thank you both.

Kind Regards

Richard Edwards

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**2 attachments****19199531 Source and Wealth of Funds information sheet for clients.pdf**  
159K**19200509 Provisional Completion Statement - Purchase of Unit C2 and C5 Mercury Business Park.pdf**  
106K

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**Cheryl Bolt** <Cheryl.Bolt@wollens.co.uk>  
To: "Richard Edwards - R&R Services (Devon) Ltd" <Rich@randrdevon.co.uk>  
Cc: Emily McAlister <emily@retirement.capital>

8 September 2024 at 17:57

Dear Richard

I am just picking up some bits today, the Seller's solicitor has approved my minor amendments to the Contract and Transfer – I attach engrossments for your records.

In terms of completion, provided completion occurs by 16<sup>th</sup> September then the lower agreed price of £488,000 plus VAT will apply.

We do need to promptly deal with evidence of source of funds before we can accept those monies in readiness of completion. I will leave you to liaise with Emily in this regard.

In terms of signing up in readiness, we can deal with this in a number of different ways. Either in person at our offices, electronically through Docu-sign or I can send hard copies in the post for signing and return. Please let me know what will suit you best.

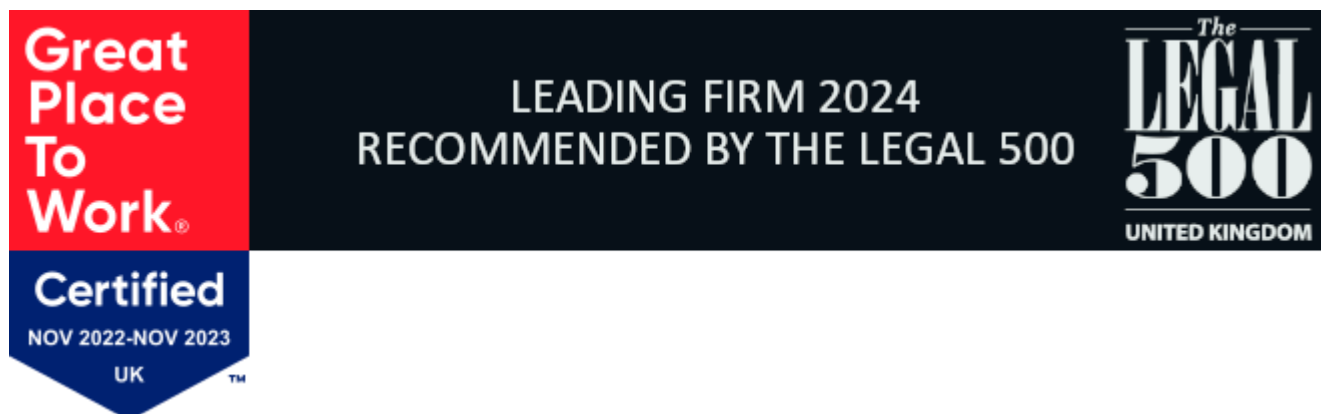
Might be good to have a short catch up call tomorrow so that we can discuss pre completion matters.

Kind regards

Cheryl

**Cheryl Bolt**  
**Associate Solicitor**  
DDI: 01392 539208  
Fax: 01392 420065  
Email: [cheryl.bolt@wollens.co.uk](mailto:cheryl.bolt@wollens.co.uk)  
Address: Wollens, Aperture, Pynes Hill, Rydon Lane, Exeter, Devon, EX2 5AZ

For and on behalf of

[www.wollens.co.uk](http://www.wollens.co.uk)

Our lawyers can offer a variety of methods of communication including home visits, meetings via video links, email or telephone. Any further details that you may require are available on our website [www.wollens.co.uk](http://www.wollens.co.uk) Our preferred method for payment is via our website. [Wollens.co.uk/payment](http://Wollens.co.uk/payment)

**From:** Cheryl Bolt

**Sent:** Thursday, September 5, 2024 4:10 PM

**To:** Richard Edwards - R&R Services (Devon) Ltd <[Rich@randrdevon.co.uk](mailto:Rich@randrdevon.co.uk)>

**Cc:** Emily McAlister <[emily@retirement.capital](mailto:emily@retirement.capital)>

**Subject:** RE: Units C2 & C5- Richard Edwards- Edwards SSAS Ref Wollens:MA:EDW3348/0001

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Kind Regards

Richard Edwards

[Quoted text hidden]

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**2 attachments**



**ENGROSSMENT Contract (Units C2 and C5) 07.09.24(57955712.1).pdf**  
4413K



**ENGROSSMENT Transfer (Units C2 and C5) 04.09.24(57955710.1).pdf**  
1355K

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**Richard Edwards - R&R Services (Devon) Ltd** <[Rich@randrdevon.co.uk](mailto:Rich@randrdevon.co.uk)>  
To: Cheryl Bolt <[Cheryl.Bolt@wollens.co.uk](mailto:Cheryl.Bolt@wollens.co.uk)>  
Cc: Emily McAlister <[emily@retirement.capital](mailto:emily@retirement.capital)>

8 September 2024 at 19:03

Good evening Cheryl,  
Good effort on a Sunday, thank you, iv scanned through it quickly and it all seems ok, I will have a good look 1st thing, I think the evidenced of funds is easy enough and I'm happy to sign using any of the options.  
Il come back to you as soon as Iv had a proper look in the morning, thanks again.

Kind regards  
Richard  
R&R Services (Devon) Ltd

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**From:** Cheryl Bolt <[Cheryl.Bolt@wollens.co.uk](mailto:Cheryl.Bolt@wollens.co.uk)>  
**Sent:** Sunday, September 8, 2024 4:58 PM  
[Quoted text hidden]  
[Quoted text hidden]

**Richard Edwards - R&R Services (Devon) Ltd** <Rich@randrdevon.co.uk>

9 September 2024 at 08:24

To: Cheryl Bolt <Cheryl.Bolt@wollens.co.uk>

Cc: Emily McAlister <emily@retirement.capital>

Good Morning Cheryl,

I have had a good read through and with my limited knowledge with contracts as far as I can see it all generally looks in order, there were a few things that stood out, if you would be kind enough to clarify the following please.

You mention the Seller's solicitor has approved your minor amendments to the Contract, what were they please?

When it says Contract rate is 4%, what is that please?

It mentions a Deposit of £48,800 is that right or do we just pay in full ?

Is there anything you noticed that is unusual or that stood out to you that I should know about please ?

Would you kindly advise if there is going to be any Business rates due on either unit or if they are exempt or if the empty occupancy relief with Mid Devon District council is currently being used?

Presumably, I will need to obtain building Insurance? Is there any other insurance or anything similar you know about that I will need to organise?

It mentions 'Estate roads and paths' is this an additional charge to the yearly service charge?

Could you let me know how much the service charge cost is please?

How would you like to see Evidence of funds ? most of the money is in a Transact account and the balance is with Emily.

As for signing, I think Docu-sign would be the easiest way, either that or I could pop into your office with Mandy presumably ?

Kind Regards

Richard Edwards

[Quoted text hidden]