

SIPP Property Investment Form

Please ensure that you have read and fully understood our Property Investment Booklet before completing this form.

Please complete the form as fully as possible. Should you have any queries, please contact us. Failure to provide relevant information will delay the transaction. Please use the back page of this form if you need to provide any additional details of the property investment.

Once completed, please return this form to: **DP Pensions Ltd** at Bridewell House, Bridewell Lane, Tenterden, Kent TN30 6FA Tel: 01580 762 555 Fax: 01580 766 444

1. BASIC INFORMATION

Name(s) of purchaser(s)

NIGEL PAUL ROBERTS

Please include all names if
a joint purchase

Property Address

NETTLEBUSH, FINEDON ROAD,
WELLINGBOROUGH

Postcode NN8 4NY

Type of transaction



Purchase



In specie transfer from another pension scheme

Notes on type of transaction

If this is a transfer in from another registered pension scheme then:

- you must also complete the Transfer In section of your SIPP Application Form or our separate Transfer In Form.
- you do not have to complete sections 5 or 11 of this form
- you do have to complete section 18

2. YOUR DETAILS

Title (circle or insert as appropriate)

☒ Mr☐ Mrs☐ Ms☐ Miss☐ Other:

Forename(s)

NIGEL PAUL

Surname

ROBERTS

Email address

NIGEL@NRGROUNDWORKS.CO.UK

Permanent Residential
Address

13 THRAPSTON ROAD

PINEDON

WELLINGBOROUGH

Postcode

NN9 5DG

Daytime Phone Number

Mobile Number

07801 833878

If more than one purchaser please supply their details on the last page of this form, where you can add additional information.

3. FINANCIAL ADVISER DETAILS

Please complete this section if you have a financial adviser

Contact Name

SIMON CARLIN

Company/Firm Name

THE LAST COIN FINANCIAL PLANNING LTD

Phone Number

0117 230 5077

Address

5 LOVERIDGE COURT, FRAMPTON COTTRELL,

BRISTOL

Postcode

BS36 2NX

Email Address

SIMON@THELASTCOIN.CO.UK

4. SOLICITOR'S DETAILS

If you don't have a solicitor and would like us to provide a list of solicitors we have previously dealt with, please tick this box

☐

If you do have a solicitor, please provide their details below.

Contact Name

Company/Firm Name

Phone Number

Address

Postcode

Email Address

5. THE SELLER

Seller's Name	NIGEL PAUL ROBERTS		
Is the seller a 'connected party'?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Please refer to our Property Investment Booklet for details
If yes, please give details of the connection	SAME PERSON		
Seller's solicitor's name and contact details	ROSIE TOPPLE, VSH LAW		
	MONTAGUE HOUSE, CHANCERY LANE, THRAPSTON,		
	NN14 4LN	Phone Number	01832 737298

6. SURVEYOR'S DETAILS

If either the seller or tenant of a new lease are connected parties, then a surveyor will be required.

Contact Name	ANDREW MIDDLEDITCH		
Company/Firm Name	HENRY H. BLETSOE & SON LLP		
Address	OAKLEIGH HOUSE, THRAPSTON		
	KETTERING		
Postcode	NN14 4LJ	Phone Number	01832 732241
Email Address	ENQUIRIES@BLETSOES.CO.UK		

7. THE PROPERTY

Property Address (including postcode)	NETTLEBUSH		
	RIVINGTON ROAD		
	WELLINGBOROUGH	Postcode	NN8 4NY
Land Registry Title Number	(If known)		
Please indicate whether the property is:	<input checked="" type="radio"/> Freehold	or	<input type="radio"/> Leasehold
If the property is leasehold, is a new lease being granted or is the SIPP buying an existing one?			
If property is leasehold, what is the remaining term?			
If property is leasehold, what is the annual ground rent?			
Purchase Price excluding VAT	£	105,000	
VAT on purchase price if applicable	£	N/A	

7. THE PROPERTY continuedProperty Description
(e.g. land/offices/warehouse
etc)

LAND FOR STORAGE (COMMERCIAL)

Approximate age of property

35

Is there any residential element?

Yes

No

If yes, please give details

Please send the Land Registry Plan with the property clearly marked with this form

**8. TIMEFRAME**

Proposed date of exchange / completion

/ /

Any other timing factors

ASAP. MONEY BEING USED TOWARDS A
RESIDENTIAL SALE + PURCHASE (PRIVATE, OUTSIDE
OF PENSION).**9. VAT**

Is the property currently opted to tax (VAT registered)?

Yes

No

If yes, and there is an existing lease, is the purchase a transfer of a going concern?

Yes

No

If not currently opted to tax, do you plan to opt to tax on purchase?

Yes

No

Has professional advice on VAT been sought?

Yes

No

If yes, please provide full
details of advisor**10. PROPERTY DEVELOPMENT**

Do you plan to develop the property once your SIPP has purchased it?

Yes

No

If yes, please provide full
details of the proposed works,
the cost and who is meeting
the cost

11. FUNDING THE PURCHASE

Estimated cost of purchase - please use this section to estimate how much the purchase will cost

Purchase price	£ 105,000
VAT if appropriate	£ 0
Development / fit out costs	£ 0
Estimated Stamp Duty	£ 0
Estimated costs of professionals and disbursements	£ 3,000
Estimated total cost of purchase	£ 108,000

Source of funds - please detail below how you intend to meet the total cost of purchase

Cash held in SIPP bank accounts	£
SIPP assets to be sold	£
Contributions to your SIPP	£
Transfers to your SIPP from other pension schemes	£ 115,240
Borrowing	£
Other (please specify)	£
Estimated total funds available	£ 115,240

If more than one purchaser please supply their funding details on the last page of this form, where you can add additional information.

12. BORROWING

Please complete this section in full if your SIPP will be borrowing to fund the purchase, or if the property is being transferred in from another pension scheme subject to existing borrowing.

Will your SIPP be borrowing funds to help fund the purchase?	Yes	No
Lender's Name		
Contact Name		
Lender's Address		
Postcode	Phone Number	
Lender's email		
Is the lender a 'connected party'?	Yes	No
Please refer to our Property Investment Booklet for details		
If lender is connected, then confirmation of commercial terms is required. Please supply this or confirm that we can obtain it on your behalf		

12. BORROWING continued

Amount of loan	£
Term of loan	
Interest rate	
Repayment amount	£
Repayment frequency (e.g. monthly)	

13. STATUTORY REQUIREMENTS

Do you have a copy of the energy performance certificate for the property?

Yes

No

If yes, please provide us with a copy. Is a copy enclosed?

Yes

No

Do you have an environmental search report for the property?

Yes

No

If yes, please provide us with a copy. Is a copy enclosed?

Yes

No

If no, then we will arrange for one to be carried out. Is a land registry or other detailed location plan enclosed?

Yes

No

Are you aware of any environmental or flooding issues?

Yes

No

If yes, please provide us with details.

Is there an asbestos survey and report for the property?

Yes

No

If yes, please provide us with a copy.

Is there a fire safety report for the property?

Yes

No

If yes, please provide us with a copy.

14. JOINT PURCHASES

If the property is being purchased by more parties than just your SIPP, please provide details below:

Name of party

Percentage ownership

Please indicate who is to be the main point of contact

If one of the owners is a limited company, please provide the following:

Full company name		
Company Registration No		
Registered Address		
Postcode		Phone Number

15. LEASES AND OCCUPATION OF THE PROPERTY

Is the property being purchased subject to an existing lease to someone in occupation of the property? ☒ Yes ☐ No

If no, is a new lease being granted? ☐ Yes ☒ No

How many leases of the property will there be?

Please provide the following information for all leases (existing and new)

Copy this page for additional leases and provide a plan showing which parts of the property are let.

Tenant's Name	GLADSTONE CONSTRUCTION & CIVIL ENGINEERING LTD		
Contact Name	LYNDSY GANT		
Tenant's Address	UNIT 3, ROCK ROAD,		
	BREDON		
Postcode	NN9 5EL	Phone Number	01933 680622
Tenant's email			

Is the tenant a 'connected party'? ☐ Yes ☒ No Please refer to our Property Investment Booklet for details

If yes, please give details of the connection

Rent amount per annum £ 8,400 (+ VAT on rent per annum £ 0)

Rent Frequency ☒ Monthly ☐ Quarterly ☐ Other: ☒ Advance ☐ Arrears

Frequency of rent reviews

Is there a rent deposit? ☐ Yes ☒ No If yes, how much?

Lease start date

Lease term

Any rent free period? ☐ Yes ☒ No How long?

Are service charges rechargeable to the tenant? ☐ Yes ☒ No

Are insurance premiums rechargeable to the tenant? ☐ Yes ☒ No

Is there a guarantor? If yes, please provide details

Yes

No

Any other relevant details?

16. PROPERTY INSURANCE

Please provide the completed Lockton Insurance Quotation Form.

Yes (Attached)

We have specific insurance requirements that must be met so do let us know if you intend to use your own insurer.

17. MANAGING THE PROPERTY

Will you appoint a managing agent to manage the property?

Yes

No

If no, then you will manage the property yourself. Please read your responsibilities in the Property Investment Booklet. If yes, then please give the details below:

Company Name

Contact Name

Address

Postcode

Phone Number

Email

18. TRANSFERS FROM OTHER PENSION SCHEMES

If this transaction is a transfer from another pension scheme, please provide the following information:

Transferring Pension Scheme
name

When was the property originally purchased by the pension scheme?

What was the original purchase price? £

Please provide copies of subsequent valuations

Yes

(attached)

Please provide copy of current insurance

Yes

(attached)

Are there any rent arrears in respect of existing Leases?

Yes

No

If yes, please provide full
details:

Are there any existing indemnity policies in respect of the property?

Yes

No

If yes, please provide full
details and copies:

19. AGREEMENT AND DECLARATION

1. I request the acquisition of the property outlined in this form as an investment of my/our pension scheme.
2. I declare that to the best of my knowledge and belief, the particulars given in this Property Investment Form and any other documents completed in connection with this purchase are complete and correct. I will notify DP Pensions Ltd immediately should any of the information change, or I discover that any of the information given is incorrect. I acknowledge that by providing inaccurate or incomplete information in this Property Investment Form I may cause delay to the transaction and may incur additional costs or tax charges at a cost to my pension scheme or myself personally.
3. I note that I am bound by the provisions of the DP Pensions Ltd Property Investment Booklet and the Key Features and Terms & Conditions of my SIPP. I confirm that I have read and understood the Guide.
4. If the property purchase for whatever reason does not proceed and if there are no monies available in my pension fund, then I acknowledge that any fees or costs incurred in this transaction will be met by me personally.
5. Where this is a joint purchase, we confirm that:
 - a. DP Pensions Ltd is authorised to send information relating to the property and communicate with all joint owners, even though doing so may disclose directly or indirectly information relating to any other joint owner.
 - b. We agree to DP Pensions Ltd carrying out checks to establish proof of my/our identity and residence. Should these checks prove unsatisfactory, I will be required to provide proof of my identity to the satisfaction of DP Pensions Ltd.
6. I confirm that by signing the Property Investment Form I agree that I will correspond with DP Pensions Ltd and D A Phillips & Co Ltd in future regarding all matters connected with the purchase and ongoing management of the property. Neither DP Pensions Ltd nor D A Phillips & Co Ltd will be liable for any charges/losses associated with my failure to correspond with them regarding this, or my failure to adhere to the terms of any lease or lease renewal requirements.
7. I have appointed a solicitor to deal with the purchase. The cost of this professional advice will be borne by my pension scheme.
8. I have received no advice from DP Pensions Ltd or D A Phillips & Co Ltd or any of either company's employees regarding this purchase.
9. If an independent valuation is required I understand that there could be costs attached to obtaining this and these costs will be borne by my pension scheme.
10. Should HMRC challenge a valuation, I understand that any possible resulting tax or other charge will be borne by my pension scheme and/or me or my business.
11. I confirm that if I choose to arrange my own insurance in respect of the property, I indemnify and keep indemnified DP Pensions Ltd and D A Phillips & Co Ltd against all actions, proceedings, claims, demands, costs, charges and or expenses which may occur as a result in the event that the insurance cover is not sufficient to meet any claim, or does not meet the Landlord's responsibilities under any Lease to which D A Phillips & Co Ltd is a party.
12. If I have opted to manage the property myself I confirm that I am responsible for managing the property at all times. I understand that if I fail to manage the property adequately myself, DP Pensions Ltd and D A Phillips & Co Ltd reserve the right to appoint a managing agent and the costs will be borne by my pension scheme.
13. I authorise DP Pensions Ltd to pay invoices incurred in obtaining environmental investigations satisfactory to them from my SIPP as a sole signatory.
14. I authorise DP Pensions Ltd to pay invoices incurred in obtaining insurance cover for the property satisfactory to them from my SIPP as a sole signatory.

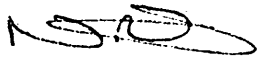
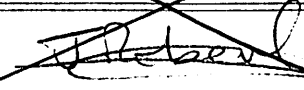
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DP Pensions Ltd

15. I authorise DP Pensions Ltd to pay all other fees, invoices and charges incurred in association with this property investment from my SIPP as a sole signatory.

I understand it is a serious offence to make false statements – the penalties are severe and could lead to prosecution.

All purchasers must sign below:

Name	NIGEL ROBERTS
Date	
Signature	
Name	
Date	
Signature	
Name	
Date	
Signature	
Name	
Date	
Signature	
Name	
Date	
Signature	