



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
info@pensionpractitioner.com

Contact Information

Scheme Name	ROCKY ASSET MANAGEMENT LIMITED PENSION SCHEME
Main Contact Name	GEORGINA STULIGLOWA
Contact Address	Pension Practitioner, Office 12, Venture Wales Building, Pentrebach Merthyr Tydfil, CF48 4DR
Daytime Telephone	0800 634 4862

Property Details

Property Address <small>(or land details if this is a land only purchase)</small>	NOREC HOUSE, FALLBANK INDUSTRIAL ESTATE, FALLBANK CRESCENT, DODWORTH, BARNSELY, S75 3LS		
Type of Property	LAND WITH BUILDINGS (COMMERCIAL)		
Purchase Price	£264,000. (£220,000 + £44,000 VAT)		
Proposed Completion Date	31/5/19		
Is the title registered?	<input checked="" type="radio"/> Yes / <input type="radio"/> No	Circle as appropriate	
Is the building listed?	<input type="radio"/> Yes / <input checked="" type="radio"/> No	Circle as appropriate	
Freehold or Leasehold?	<input checked="" type="radio"/> Freehold / <input type="radio"/> Leasehold	Circle as appropriate	
Leasehold Only			
	i) Outstanding term of lease		
	ii) Ground Rent payable		
Property Age	Built mid 1990's		
Is the property subject to VAT?	<input checked="" type="radio"/> Yes / <input type="radio"/> No	Circle as appropriate. Please include VAT figure in Purchase Price if applicable.	
Is there any residential element?	<input type="radio"/> Yes / <input checked="" type="radio"/> 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 type="radio"/> Yes / <input checked="" type="radio"/> 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	Lee Rendle
Contact Address	Brealey and Co Accountants 137 Loughton Road Dinnington, Sheffield, S25 2PP
Daytime Telephone	01909 567767
Email Address	leerendle@brealeyandco.co.uk

Vendors Details

Contact Name	Alex Wilkinson - of Wilbys Chartered Surveyors
Contact Address	Wilbys Chartered Surveyors 6A Eastgate Barnsley S70 2EP
Daytime Telephone Number	01226 299221
Email Address	alex@wilbys.net

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	Bury and Walkers
Practice Address	Britannic House Regent Street Barnsley S70 2EQ
Telephone Number	01226 733533
Email Address	info@burywalkers.com

Costs

Purchase Price

£220,000

VAT (if applicable)

£44,000

Stamp Duty Land Tax

£2700

Legal / professional costs (incl VAT)

£2500 + VAT = £3000

Total Cost

£269,700

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

Lender Address

Lender Telephone

Email Address

Amount of Loan

£

Term of Loan

Repayments Expected

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

Purchase to be funded by pension scheme in full.

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

Helen Yates

Contact Address

2A MANOR ROAD
BRAMPTON BIERLOW
ROTHEHAM S63 6BL

Daytime Telephone

07766201467

Existing Tenant Details (if applicable)

Business Name / Contact

Company Number

Registered Address

Telephone Number

Is the tenant connected with the member(s), or sponsoring employer?

Yes / No

Circle as appropriate - if yes, please provide details of the connection / relationship on the Additional Details page

Is the tenant VAT registered?

Yes / No

Circle as appropriate

Is the tenant exempt for VAT purposes

Yes / No

Circle as appropriate

Rent payable and frequency

Are the rental payments up to date?

Yes / No

Circle as appropriate

Proposed Tenant Details (if applicable)

Business Name / Contact

YATES DRYWALL LTD

Company Number

8260706

Registered Address

PENTECOSTAL CHURCH
CEMETERY ROAD
WOMBWELL BARNSELEY S73 8HY

Telephone Number

01226 752130

Is the tenant connected with the member(s), or sponsoring employer?

☐ Yes / ☐ No

Circle as appropriate - if yes, please provide details of the connection / relationship

Is the tenant VAT registered?

☒ Yes / ☐ No

Circle as appropriate

Is the tenant exempt for VAT purposes?

☐ Yes / ☒ No

Circle as appropriate

Rent payable and frequency

MONTHLY £2000

Are the rental payments up to date?

☐ Yes / ☐ No

Circle as appropriate

Checklist

Property Valuation

☒ Enclosed / ☐ To Follow

Circle as appropriate

Copy of existing lease

n/a

☐ Enclosed / ☐ To Follow

Circle as appropriate

Rental Valuation

☒ Enclosed / ☐ To Follow

Circle as appropriate

Energy Performance Certificate

☒ Enclosed / ☐ To 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.

Additional 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.

The three trustees of Rocky Asset: Helen Yates, Adam Yates and Wayne Crossland.

The same three people are the shareholders of Yates Drywall Ltd. After the purchase of the property by the pension, Yates Drywall are going to move premises into the new property.

Pension scheme to be represented by David Mayne

at Bury and Walkers solicitors Barnsley. Contact no. 01226 753433

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

HELEN YATES

Position

TRUSTEE

Date

28/5/19

Signature



Print Name

ADAM YATES

Position

TRUSTEE

Date

29.05.19.

Signature



Print Name

WAYNE CROSSLAND

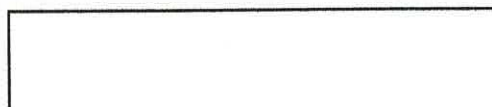
Position

TRUSTEE

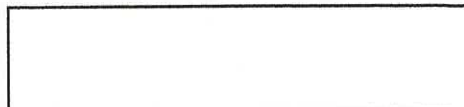
Date

29/5/19

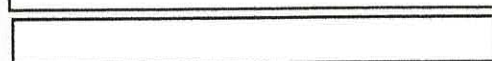
Signature



Print Name



Position



Date

