

From: Lee Skinner <[REDACTED]>
Date: 13 May 2020 at 07:50:16 BST
To: [REDACTED]
Subject: [REDACTED] Sandy Bay

Hi [REDACTED] and [REDACTED].

I hope you are both well in these current extraordinary times.

I have been passed your email to Gareth and would like to give you confirmation to your questions.

You do not need a solicitor to act for you to acquire [REDACTED] as the contract is a Government issued contract that cannot be changed by either side.

You would have already received a generic copy of this contract after you paid your midway deposit and it is known as the 'Written Statement'. When you move in to [REDACTED] you will receive a specific one to that address and the only difference to the generic one is that it details the address and boundaries of the property.

In answer to your numbered questions:

1: The new leisure complex is planned to coincide with the development of Phase 2 of Sandy Bay and is expected to take up to 2 years to complete. As you are aware due to the current problems we are experiencing with the Covid-19 restrictions and future uncertainties we do not have any firm dates to start and complete Phase 2 but we will start as soon as we are able.

2: The new leisure complex will be of a high standard and contain all the amenities as described in our brochure but not necessarily exactly the same as the illustrations shown as final planning will determine the actual sizes etc.

3: The monthly ground rent for [REDACTED] includes the use of the current facilities and use of all the new leisure complex facilities (excluding food, drink and treatments). It also includes the 24/7 security and full maintenance of Sandy Bay.

4 & 5: The ground rent for [REDACTED] is set at £[REDACTED] per month and can only be increased annually as a % which is controlled by Government guidelines. The new leisure complex will have no effect on the ground rent

I hope this covers all your questions but if you have any further queries please do not hesitate to contact me.

We are looking forward to welcoming you both to Sandy Bay as soon as possible.

Kind regards

Lee

From: [REDACTED] <[REDACTED]>

Date: 23 April 2020 at 12:19:45 BST

To: sandybaycanveyisland@outlook.com

Subject: Attention of Gareth Light Re sale of [REDACTED]

Hi Gareth

With reference to our telephone conversation 22nd April

Can you please ask Lee or Holly to confirm the details below via email to prevent any confusion by us at a later date.

We have just realised that Tyler Law is only acting on our behalf for the sale of our property [REDACTED] to Sandy Bay and not for our purchase of [REDACTED] from you. Do we need to acquire the services of a Solicitor for the purchase of [REDACTED], if so we would like to know as soon as possible so we can prevent any last minute delays on our behalf.

Could you please also confirm {via email} the verbal answers you gave to our initial queries when we first met and decided to purchase [REDACTED].

1 It is intended to start the commencement of the building of the leisure complex along side the development of phase two and this is estimated to be completed in a 18 month to 2 year period. We do realise slippages may occur because of the current lockdown situation.

2 That the new leisure complex development will be of the same standard and have the same facilities as advertised in the brochure shown to us

3 That the ground rent paid monthly for [REDACTED] includes the use of pool, sauna, jacuzzi and other facilities in the leisure complex etc.

4 That the ground rent paid will not be increased solely because the leisure complex is finally completed.

5 That the ground rent will only be increased By a % controlled by government guidelines

We hope all are safe and well at Sandy Bay and we are looking forward to moving to our new home.

Best regards

[REDACTED]

Sent from my iPad