



Special Conditions of Sale by Auction

1. Seller: [REDACTED]

Sellers Solicitor Howells Solicitors, Fitzalan House, Fitzalan Court, Fitzalan Road, Cardiff, CF24 0EL Ref: 139/RD/301473

2. Description of property

All that freehold property known as 73 Windsor Road, Neath, SA11 1NG registered title number WA383880.

3. The property is sold subject to all matters capable of registration whether registered or not before the date of the auction, all notices served and orders, grants, proposals or requirements made by local or public authority before or after these special conditions.
4. The seller sells with full title guarantee.
5. Nothing in this contract or in any replies to enquiries constitutes or shall constitute a representation or warranty from the Seller that the Property may lawfully be used for any purpose or that the Property has the requisite planning building regulation consents and licenses.
6. The buyer is put on notice that there is Japanese Knotweed at the Property and there is no treatment plan in place. The buyer buys in full knowledge of the same and no objection, enquiry or requisition is to be raised.
7. The seller is not in possession of any electrical certificates, gas safety certificates, asbestos reports or fire risk assessments and the buyer buys in the knowledge that these are not available and will not raise any objection, enquiries or requisitions in relation to the same.
8. The Property is sold as seen and the Seller shall not be obliged to remove any furniture or other items from the Property.
9. The property is sold subject to the Lease dated 1st September 2024. The Property is sold subject to and with the benefit of any tenancy or occupational arrangement affecting the Property. The buyer shall be deemed to purchase with full knowledge of the existence of any such tenancy or occupation. The Seller gives no warranty as to (a) the validity, enforceability or terms of any tenancy or occupational arrangement; (b) the identity of any occupier; (c) whether any rent is up to date; or (d) compliance with any statutory requirements relating to letting. The buyer shall take the Property as found and shall be responsible for all matters relating to any tenancy or occupier from Completion and shall not raise any requisition or objection in this respect.

10. The deposit payable at auction shall be held by the auctioneers as agents for the seller.
11. If the buyer does not complete this contract on the completion date, the amount payable shall be increased by £250.00 plus VAT if applicable for the costs of preparation of service of notice to complete by the seller.
12. If the buyer requests a change to the parties to the contract or their conveyancers following the exchange of contracts the amount payable shall be increased by £50.00 plus VAT.
13. The Transfer shall be prepared by the buyer.
14. Upon completion, the buyer shall pay the seller: 1: £1,164.00 plus VAT being the seller's legal fees, 2: Office Copies a minimum of £14.00
15. The Buyer admits that they have entered into this contract solely as a result of their own inspection of the Property with full knowledge of the actual state and condition of the Property and on the basis of the terms of this contract and not in reliance of any representation or warranty either written or oral or implied made by or on behalf of the Seller (save for any representation or warranty contained in written replies given by the Seller's solicitors to any preliminary enquiries raised by the Buyer or the Buyer's solicitors) or anything whatsoever subject to the contract and that this contract constitutes the entire contract between the parties.
16. The Buyer confirms that it has been afforded the opportunity to satisfy themselves as to any notices served in relation to the Property by making the appropriate enquiries of all the relevant persons in this regard and the Buyer buys in full knowledge of such matters (if any) and no objection nor demand or any contribution from the Seller in relation to the same.
17. The Buyer confirms that they have satisfied themselves on all matters relating to planning and building regulation matters having made the appropriate enquiries of all relevant persons and authorities in this regard and the Buyer buys in full knowledge of such matters (if any) and shall raise no objection in relation to the same.
18. The Property Shall be at the risk of the Buyer from the date hereof and General Condition G3 shall not apply.
19. In all other respects, the General and Common Auction Conditions shall apply to this sale.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
WA383880

Edition date / Dyddiad yr
argraffiad 18.08.2005

- This official copy shows the entries on the register of title on 22 MAY 2026 at 12:02:41.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 22 May 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 22 Mai 2026 am 12:02:41.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 22 Mai 2026.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

NEATH PORT TALBOT/CASTELL-NEDD PORT TALBOT

- 1 (12.08.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 73 Windsor Road, Neath (SA11 1NG).
- 2 The mines and minerals together with ancillary powers of working are excepted.

B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

Title number / Rhif teitl WA383880

B: Proprietorship Register continued / Parhad o'r gofrestr perchnogaeth

1 (18.08.2005) PROPRIETOR: [REDACTED]
[REDACTED].

2 [REDACTED]
[REDACTED].

End of register / Diwedd y gofrestr

These are the notes referred to on the following official copy

Dyma'r nodiadau y cyfeirir atynt ar y copi swyddogol canlynol.

The electronic official copy of the title plan follows this message.

Mae'r copi swyddogol electronig o'r cynllun teitl yn dilyn y neges hon.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd wrth raddfa. Gallwch gael copi swyddogol papur trwy archebu un o Gofrestrfa Tir EF.

This official copy is issued on 16 July 2026 shows the state of this title plan on 16 July 2026 at 14:31:26. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

Mae'r copi swyddogol hwn a gyhoeddir ar 16 Gorffennaf 2026 yn dangos sefyllfa'r cynllun teitl hwn ar 16 Gorffennaf 2026 am 14:31:26. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr. Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

This title is dealt with by the HM Land Registry, Wales Office .

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© Hawlfraint y Goron. Cynhyrchwyd gan Gofrestrfa Tir EF. Gwaherddir atgynhyrchu'r cyfan neu ran heb ganiatâd ysgrifenedig blaenorol yr Arolwg Ordnans. Rhif Trwydded AC0000851063.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA383880	
ORDNANCE SURVEY PLAN REFERENCE ①	SS 7597	SECTION N	Scale 1/1250
COUNTY WEST GLAMORGAN		DISTRICT NEATH	
© Crown copyright 1975			

ADMINISTRATIVE AREA
NEATH. PORT TALBOT.
CASTELL-NEDD. PORT TALBOT.



THIS AGREEMENT is made the 1st day of September 2024 between [REDACTED] (the Landlord) of [REDACTED] the one part and [REDACTED] (the Tenant) of the other part.

1. IT IS HEREBY AGREED that:

- (a) The Landlord shall lease to the Tenant the land and buildings known as 73 Windsor Road, Neath, SA11 1NG (the premises) for the term of three years from the 1st day of September 2024 for use as a chiropody clinic at the yearly rent of £7800. To be paid in equal monthly instalments of £650 per calendar month.
 - (b) The Tenant shall keep the inside of the premises in a state of repair and decoration that is no worse than they are at the date of this Agreement.
 - (c) The Tenant shall keep the premises clean and tidy and clear of all rubbish.
 - (d) The Tenant shall be responsible for all exterior glazing and door furniture.
 - (e) The Tenant shall not make any alterations to the premises without first obtaining the consent of the Landlord.
 - (f) The Tenant will keep their own property in the premises insured with reputable insurers.
 - (g) Not to do or permit any act or thing on the premises under which the Landlord may incur payment of any penalty charges, damages, compensation, costs, charges or expenses.
 - (h) To use the premises as a chiropody clinic in connection with the Tenant's business.
 - (i) To give full particulars of any notice direction order or proposal for the premises made given or issued to the Tenant by any local or public authority within 7 days of receipt.
 - (j) To permit the Landlord upon reasonable notice being given to enter upon the premises for the purpose of maintaining or repairing the outside of the premises.
2. The Landlord's obligations:
- (a) The Landlord will permit the Tenant peaceably and quietly to hold and enjoy the premises without any interruption or disturbance from or by the Landlord or any person claiming under or in trust for the Landlord.

(b) To keep the structure and exterior of the premises in a state of repair and decoration that is no worse than they are at the date of this Agreement, excluding all glass and door furniture.

3. The Landlord permits the Tenant to sub let the upstairs of the premises:

(a) Subject to the approval of the sub lessee by the Landlord.

(b) The Tenant shall inform the Landlord of each and every sub let and supply the Landlord with full details of each and every sub tenant.

(c) The Tenant shall be responsible for the insurance in respect of any such sub let.



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Commercial Property Standard Enquiries

CPSE.2 (version 3.4) Supplemental pre-contract enquiries for property subject to tenancies for commercial use

Conditions

This document may be used free of charge subject to the Conditions set out in *GN/CPSE (version 3.3) Guidance notes on the Commercial Property Standard Enquiries* (www.practicallaw.com/3-628-1672).

Particulars

Seller: [REDACTED]

Buyer:

Property: 73 Windsor Road, Neath, SA11 1NG

Development (if appropriate):

Transaction:

Seller's solicitors:

Buyer's solicitors:

Date:

Interpretation

The section on Interpretation in CPSE.1 is incorporated in this document and the following interpretation also applies:

- **1954 Act:** means the Landlord and Tenant Act 1954.
- **1995 Act:** means the Landlord and Tenant (Covenants) Act 1995.
- **Consent:** refers to an approval, a licence or a permission (whether of the Landlord, any superior landlord or any other person).
- **Landlord:** includes licensor.
- **Let Unit:** means any Lettable Unit which, at the date of the replies to these enquiries, is the subject of at least one current Tenancy

- **Lettable Unit:** means any part of the Property used or intended for separate occupation for commercial (not residential) purposes.
- **Rent:** includes licence fee but does not include service charge or insurance premiums or other sums reserved as rent.
- **Tenancy:** refers to any arrangement for the occupation of any Lettable Unit (whether that is a lease, underlease, licence or an agreement for a lease or licence).
- **Tenancy Documents:** (in relation to each Tenancy) refers to the instrument creating that Tenancy and any of the following that relate to it: charges, mortgages, surrenders, variations, side letters, undertakings, applications, Consents, memoranda, registrations, notices, rent deposit deeds, orders, guarantees, concessions, franchise agreements, counsel's opinions, arbitrators' or experts' decisions.
- **Tenant:** includes subtenant and licensee

Instructions

- Section 1 (enquiries 1-3) relates only to those parts of the Property that are not Let Units.
- Section 2 (enquiries 4-13) relates only to Let Units.

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ENQUIRIES

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7.	Enforceability of Tenants' covenants	Error! Bookmark not defined.
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SECTION 1 ENQUIRIES: UNLET PARTS OF THE PROPERTY

1. VOIDS

1.1 Please identify all Lettable Units which are not currently Let Units.

N/a - single unit currently let

1.2 In relation to each such Lettable Unit, please explain how any previous Tenancy was ended, why there is no current Tenancy and tell us whether anyone is currently expressing an interest in taking a Tenancy of it.

N/a

2. COMMON PARTS

2.1 Please identify any areas of the Property which are common parts, being parts which are not Lettable Units and which are intended to be used in common by the occupiers of the Property.

N/a

2.2 Is use and maintenance of the common parts governed by any arrangements other than the terms of the Tenancies of the Let Units? If so, please provide details.

N/a

3. RETAINED PARTS

3.1 Please identify any areas of the Property that are neither Lettable Units nor common parts.

N/a

3.2 Are any of these areas designed or intended for residential use? If so, please specify which.

No

3.3 Are any of these areas occupied and, if so, on what basis?

Whole unit commercial let

SECTION 2 ENQUIRIES: TENANCIES OF LET UNITS

4. BASIC DETAILS OF THE TENANCIES

- 4.1 If not already supplied, please supply a copy of the Tenancy Documents for each current Tenancy.

See attached

- 4.2 Please supply a schedule of the current Tenancies of all the Let Units, indicating, in relation to each such Tenancy (unless disclosed by the Tenancy Documents supplied)

- (a) the Let Unit that the Tenancy relates to;
- (b) the name of the current Tenant;
- (c) the name of the current occupier;
- (d) the current use;
- (e) whether or not the Tenancy is in writing.

See attached

- 4.3 Please provide the following information for each current Tenancy:

- (a) details of any informal arrangements with the Tenant that are not disclosed by the Tenancy Documents supplied, including any Consents to the grant of the Tenancy or given under the Tenancy;
- (b) details of any waiver of any of the terms of any of the Tenancy Documents supplied;
- (c) details of any applications for Consent made by the Tenant that are currently being considered.

N/a

5. RENT AND RENT REVIEW

In relation to each current Tenancy:

- 5.1 Please state:

- (a) the amount of the Rent currently payable;
- (b) whether the Rent is paid in pounds sterling;
- (c) who pays the Rent;
- (d) whether the Rent is paid by banker's order or direct debit; and
- (e) to whom rent demands are sent?

£650.00 pcm by bank transfer

- 5.2 Except where apparent from the Tenancy Documents supplied, please give details of any rent concessions, deferments, abatements, reverse premiums on the grant of a lease and other inducements given.

N/a

- 5.3 Please supply a schedule of outstanding rent arrears and a record of rent payments over the last three years.

None

- 5.4 Please confirm that:

- (a) any rent reviews have taken place strictly in accordance with the terms of the relevant Tenancy;
- (b) any notices and applications for arbitration or for determination by an expert of any current rent reviews have been made on time; and
- (c) any rent review settlements have been satisfactorily evidenced in accordance with the terms of the relevant Tenancy (or provide details of any settled rent review which has not been evidenced in this way).

Yes

- 5.5 In respect of any rent reviews that are currently being negotiated, please state the present position and provide copies of all notices and correspondence.

N/a

- 5.6 Except where apparent from the Tenancy Documents supplied:

- (a) has any Tenant made any improvement to the Let Unit which is to be ignored on rent review?
- (b) since the original letting of the Let Unit have there been any alterations to its internal layout or physical arrangement or appearance which might affect the level of rent achievable? and
- (c) are there any other circumstances which any Tenant has claimed have the effect of reducing the rental value of the Let Unit?

N/a

6. ALTERATIONS AND REDECORATION

In relation to each current Tenancy:

6.1 Please state when redecoration of the Let Unit was last carried out:

- (a) externally; and
- (b) internally?

Not known

6.2 Please give details of any works carried out by the Tenant to the Let Unit since the date of the Tenancy or any agreement for the Tenancy and indicate (in respect of these works) whether they:

- (a) were authorised by a Landlord's licence (where required);
- (b) may qualify for compensation for improvements under Part I of the Landlord and Tenant Act 1927.

N/a

7. ENFORCEABILITY OF TENANTS' COVENANTS

In relation to each current Tenancy:

7.1 Please state whether it was dated on or after 1 January 1996 and, if so, was granted pursuant to an agreement, an option or a court order made before that date?

N/a

7.2 Please confirm whether any former Tenants or their guarantors are still liable under any Tenancy by reason of an excluded assignment as defined in section 11 of the 1995 Act?

N/a

7.3 With reference to section 17 of the 1995 Act please:

- (a) supply full names and current addresses of any persons contingently liable for any fixed charge payable under the Tenancy as defined in section 17;
- (b) provide copies of all section 17 notices which have been issued for claims which remain unpaid; and
- (c) give details of all claims currently outstanding which are required to be the subject of a section 17 notice.

N/a

- 7.4 Please give details of anyone entitled to claim an overriding lease under section 19 of the 1995 Act and give details of any claim made even if it has been abandoned or withdrawn.

N/a

8. OUTSTANDING OBLIGATIONS AND VARIATIONS

In relation to each current Tenancy:

- 8.1 Please confirm there are no outstanding obligations on the part of either the Landlord or the Tenant under any agreement for lease under which any Tenancy was granted. If there are such outstanding obligations, please supply details.

None

- 8.2 Except where apparent from the Tenancy Documents supplied, please give details of any variations to any Tenancy of a Let Unit and when and how they were effected.

None

9. RENT DEPOSITS, GUARANTEES AND BONDS

In relation to each current Tenancy:

- 9.1 Please give full details of any arrangements under which a sum is deposited by the Tenant as security for, or on account of, payment of Rent or performance of any obligation. Please give details of any claim that has been made under those arrangements or confirm that none has been made.

N/a

- 9.2 Except where apparent from the Tenancy Documents supplied, please give details of any guarantees or bonds given by a third party (e.g. a bank) in relation to a Tenant's obligations.

N/a

- 9.3 In relation to all guarantees or bonds given by a third party (e.g. a bank) in relation to a Tenant's obligations, please:

- (a) confirm that no claim has been made under these arrangements; and
- (b) confirm there has been no release or discharge of any such third party, whether expressly or by operation of law.

N/a

10. SERVICE CHARGES AND MANAGEMENT

10.1 Unless apparent from the Tenancy Documents supplied, what is the service charge accounting period and the estimated annual service charge for the current period for the Property as a whole (not each Lettable Unit)?

None

10.2 Please give details of the annual service charge (for the Property as a whole) for the last three years (or longer if available) including copies of all certificates, auditors' reports, accounts and other documents relating to its calculation and apportionment.

N/a

10.3 Please supply:

- (a) a schedule of any services you provide to the Property and a breakdown of the costs of each service;
- (b) details of any sinking fund or reserve account and confirmation whether it is held in a separate trust account; and
- (c) details of any planned maintenance programme and projected expenditure.

N/a

10.4 In relation to each Let Unit please state:

- (a) what proportion of the service charge is attributed to that Let Unit and how that proportion is calculated;
- (b) whether there has been any variation of this proportion and whether any is contemplated;
- (c) whether there are any capping or weighting provisions agreed with the Tenants; and
- (d) whether there have been any disputes regarding the proportions payable.

N/a

10.5 Please confirm that if the Property were fully let then the total cost of providing the services would be recoverable from the Tenants of the Let Units. How do you deal with the proportion of service charge attributable to any Lettable Units that are not currently Let Units?

N/a

10.6 If there are service charge arrears for any Let Unit please:

- (a) state what sums are currently due but are unpaid; and
- (b) provide a schedule of all service charge arrears over the past three years.

N/a

10.7 Please give details of any expenditure that has been incurred by you in providing services to the Property since the end of the last service charge year.

Flooring repairs upstairs @ £2,500.00
Plumbing @ £114.40

10.8 Except as already disclosed, have there been any complaints or disputes relating to the service charge? If yes, please give details, including in relation to any applications made to the First-tier Tribunal (Property Chamber) (previously called the Leasehold Valuation Tribunal) or to the court in respect of such complaints or disputes.

N/a

10.9 Except as already disclosed, please provide copies of the following:

- (a) any insurance policies and service and maintenance contracts for lifts and plant at the Property;
- (b) any contracts for the provision of cleaning, security and other services at the Property; and
- (c) any contracts for the supply of gas, electricity, oil or other fuel to the Property.

- a) Insurance held by tenant
- b) No contract held by owner
- c) No contract held by owner

10.10 Please give details of:

- (a) any managing agents; and
- (b) any permanent staff employed for on-site management of the Property.

N/a

10.11 What regulations have you made for the use and management of the Property that are not set out in the Tenancy Documents supplied?

n/a

10.12 Please supply copies of any correspondence between you and any Tenant in relation to the Control of Asbestos Regulations 2012 or comparable predecessor regulations, together with copies of any surveys or assessments carried out by any Tenant in compliance with those regulations that have been supplied to the Seller.

N/a

11. INSURANCE

11.1 Please state:

- (a) what proportion of the insurance costs for the Property is allocated to each Lettable Unit and how that proportion is calculated;
- (b) whether there has been any variation of this proportion for any Lettable Unit and whether any is contemplated;
- (c) whether there have been any disputes regarding the proportions payable; and
- (d) what sums in respect of insurance costs for the Property are due but currently unpaid.

- a) Insurance held by tenant
- b) N/a
- c) N/a
- d) N/a

11.2 What, if any, arrangements have been made to exclude the insurer's right of subrogation against any of the Tenants?

N/a

12. TERMINATION OF TENANCIES

In relation to each current Tenancy:

12.1 Except where apparent from the Tenancy Documents supplied, please supply a copy of all notices, counter-notices, applications, claims, answers, requests or orders given or made pursuant to the 1954 Act.

N/a

12.2 Have any improvements been carried out to the Property that will be disregarded in assessing the rent payable on a renewal of the Tenancy pursuant to the 1954 Act?

N/a

12.3 Has any Tenant indicated formally or informally an intention to vacate?

No. Wishes to stay.

12.4 Are there any negotiations for the surrender, renewal or variation of any Tenancy and have any terms been agreed?

No.

13. DISPUTES, COMPLAINTS AND ENFORCEMENT

In relation to each current Tenancy:

Except as already disclosed in replies to CPSE.1, please give details of:

- (a) any disputes or complaints whether or not resolved; and
- (b) any breaches or alleged breaches of covenant including details of any waiver whether express or implied.

None

Commercial Property Standard Enquiries

CPSE.7 (version 1.2) General short form pre-contract enquiries for all property transactions

Conditions

This document may be used free of charge subject to the Conditions set out in *GN/CPSE (version 3.3) Guidance notes on the Commercial Property Standard Enquiries*.

Particulars

Seller: [REDACTED]

Buyer:

Property: 73 Windsor Road, Neath, SA11 1NG

Transaction:

Seller's solicitors:

Buyer's solicitors:

Date:

Interpretation

1. In interpreting these enquiries, the terms set out in the Particulars have the meanings given to them in the Particulars and the following interpretation also applies:

- **Buyer:** includes tenant and prospective tenant.
- **Conduits:** means the pipes, wires and cables through which utilities and other services are carried.
- **Property:** includes any part of it and all buildings and other structures on it.

- **Rights:** means any covenants, agreements, rights, restrictions, or informal arrangements of any kind (including any which are in the course of being acquired).
 - **Seller:** includes landlord and prospective landlord.
2. The replies to the enquiries will be given by the Seller and addressed to the Buyer. Unless otherwise agreed in writing, only the Buyer and those acting for it may rely on them.
- References in these enquiries to "**you**" mean the Seller and to "**we**" and "**us**" mean the Buyer.
 - In replies to the enquiries, references to "**you**" will be taken to mean the Buyer and to "**we**" and "**us**" will be taken to mean the Seller.
3. The replies are given without liability on the part of the Seller's solicitors, its members, partners, employees, consultants or other staff.
4. The Buyer acknowledges that even though the Seller will be giving replies to the enquiries, the Buyer should still inspect the Property, have the Property surveyed, investigate title and make all appropriate searches and enquiries of third parties.
5. **In replying to each of these enquiries and any supplemental enquiries, the Seller acknowledges that it is required to provide the Buyer with copies of all documents and correspondence and to supply all details relevant to the replies, whether or not specifically requested to do so.**
6. The Seller confirms that pending exchange of contracts or, where there is no prior contract, pending completion of the Transaction, it will notify the Buyer on becoming aware of anything which may cause any reply that it has given to these or any supplemental enquiries to be incorrect.

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ENQUIRIES

1. BOUNDARIES AND EXTENT

In this enquiry, "**Boundary Features**" means all walls, fences, ditches, hedges or other features that form the physical boundary of the Property.

1.1 Are you aware of any discrepancies between the boundaries referred to in the title deeds and the Boundary Features?

No

1.2 Have any alterations been made to the position of any Boundary Features during your ownership or, to your knowledge, earlier?

No

1.3 In relation to each of the Boundary Features:

- (a) Which of them have you maintained or regarded as your responsibility?
- (b) Which of them has someone else maintained or regarded as their responsibility?
- (c) Which of them have you treated as a party structure or jointly repaired or maintained with someone else?
- (d) Are there any agreements for their maintenance?
- (e) Are any of them subject to a party wall award or agreement?

N/a

1.4 Does any part of the Property lie beneath or above adjoining premises, roads or footpaths?

No

1.5 Are there any adjoining or nearby premises or land which you use or occupy in connection with the Property?

No

2. RIGHTS BENEFITING THE PROPERTY

2.1 What Rights does the Property benefit from, other than those which are apparent from the copy documents supplied?

N/a

2.2 Please confirm that all terms and conditions relating to the exercise of any Rights which benefit the Property have been complied with.

N/a

2.3 Have you (or, to your knowledge, has any predecessor in title) registered any notices, cautions against first registration or other entries against any other titles at the Land Registry in relation to any Rights which benefit the Property?

No

2.4 What are the pedestrian and vehicular access routes to and from the Property?

On street access

2.5 Have you, or to your knowledge has anyone else, applied to modify or discharge any Rights benefitting the Property?

No

3. ADVERSE RIGHTS AFFECTING THE PROPERTY

3.1 What Rights is the Property subject to, other than those which are apparent from the copy documents supplied?

N/a

3.2 Please confirm that all terms and conditions relating to the exercise of any Rights to which the Property is subject have been complied with.

N/a

3.3 Are there any overriding interests to which the Property is subject?

N/a

- 3.4 Does the Property, or any property over which Rights are enjoyed, include any land that is currently used or has in the past ten years been used by members of the public for recreational purposes, whether with or without your permission?

No

- 3.5 Have you, or to your knowledge has anyone else, applied to modify or discharge any Rights to which the Property is subject?

No

4. PHYSICAL CONDITION

- 4.1 Is the Property now, or has it ever been, affected by any of the following:

- (a) structural or inherent defects;
- (b) subsidence, settlement, landslip or heave;
- (c) defective Conduits, fixtures, plant or equipment;
- (d) rising damp, rot, or any fungal or other infection;
- (e) Japanese knotweed;
- (f) any other infestation; or
- (g) flooding?

Yes - Japanese knotweed has been found on site. We have treated it ourselves but it has not been professionally treated.

- 4.2 Is there any Green Deal Plan affecting the Property?

No

- 4.3 Has asbestos, or any other substance known or suspected to be unsuitable for its purpose, unstable or hazardous, been used in, or removed from, the Property including Conduits, fixtures, plant and equipment?

No

- 4.4 Please supply copies of the most recent asbestos survey and asbestos management plan for the Property, together with any other relevant information you hold.

N/a

- 4.5 Please supply copies of any subsisting guarantees, warranties and/or insurance policies relating to any buildings erected on or major alterations or engineering works carried out at the Property within the last 12 years.

N/a

- 4.6 Please confirm that all Conduits, fixtures, plant or equipment in or serving the Property have been regularly tested and maintained and that all recommended work has been carried out.

N/a

5. CONTENTS

- 5.1 Please list any fixtures and fittings that will be removed from the Property before completion.

Site is leased to current tenant.

- 5.2 Other than those belonging to an occupational tenant, please confirm that you own all fixtures and fittings that will remain on the Property free from third party rights.

Yes

6. UTILITIES AND SERVICES

- 6.1 Please list the services available at the Property and confirm which (if any) are connected to the mains and which are metered.

Mains gas and electric.

- 6.2 Do any parts of the services pass over, under or through any land which is not part of the Property?

N/a

- 6.3 Does the Property have a communal heating, cooling or hot water system?

N/a

- 6.4 Please provide:

- (a) Copies of the most recent bills for the services referred to at enquiry 6.1;
- (b) The name and contact details of the individual within your organisation who deals with energy supplies relating to the Property and confirm that we may make contact in order to obtain information about the services supplied.

Tenant pays all utilities.

6.5 Are any of the electricity meters serving the Property half hourly meters settled on the half hourly market?

N/a

6.6 Do you pay or contribute to the Carbon Reduction Commitment Energy Efficiency Scheme?

No

7. FIRE SAFETY AND MEANS OF ESCAPE

7.1 What are the current means of escape from the Property in case of emergency?

Unknown.

7.2 Have you experienced any difficulty in completing the fire risk assessment for the Property or when co-operating with anybody else in order to comply with fire safety regulations?

Unknown.

7.3 Has there been any fire risk recommendation that has not been implemented?

Unknown.

8. PLANNING AND BUILDING REGULATIONS

8.1 Are you aware of any breach of planning law in relation to the construction, use or occupation of the Property?

No

8.2 Is any building or structure on the Property listed under planning law?

No

8.3 What works have been carried out at the Property during the last 4 years?

Basic maintenance only. No building works.

8.4 What changes of use have taken place at the Property during the last 10 years?

None.

8.5 What is the existing use of the Property and how is it authorised under planning legislation?

Chiropodist clinic.

8.6 Where you or your solicitor have them, please supply copies of all planning documents and all building regulations consents relating to the Property.

N/a

8.7 Have you made an application for planning permission which has not yet been determined by the local authority or are there any other planning proceedings currently taking place in relation to the Property?

No

8.8 What information do you have about any proposals for the development of any adjoining or neighbouring property?

N/a

8.9 Are you aware of any existing or future Community Infrastructure Levy liability relating to the Property?

No

9. STATUTORY AGREEMENTS AND INFRASTRUCTURE

9.1 Are you aware of any outstanding obligations relating to the construction or adoption of the highway, Conduits or any other infrastructure that supplies the Property?

No

9.2 Are you required to enter into any agreement or obligation with any planning, highway or other public authority or utilities provider?

No

9.3 Are you aware of anything affecting the Property that is capable of being registered on the Local Land Charges Register but is not so registered?

No

10. STATUTORY AND OTHER REQUIREMENTS

10.1 Are you aware of any breach of statutory requirements that relate to the Property or its use or occupation?

No

10.2 Do you have a health and safety file for the Property?

No

10.3 If the answer to enquiry 10.2 is yes

(a) Is the file at the Property and available for us to inspect?

(b) In what form will the file be provided to us upon completion?

N/a

10.4 Please supply a valid Energy Performance Certificate (**EPC**) for the Property.

Requested.

10.5 Where the Property has an EPC rating of F or G, please supply a copy of any information or evidence used to support any registration in the Exemptions Register established under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015.

N/a

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10.6 Please confirm when the air conditioning at the Property was last inspected and provide a copy of that inspection report.

N/a

10.7 Please supply details of any grant made or claimed in respect of the Property including circumstances in which it may have to be repaid.

N/a

11. ENVIRONMENTAL

11.1 Where you or your solicitor have them, please supply copies of all environmental and flood risk reports that have been prepared in relation to the Property.

Property has never flooded to my knowledge

11.2 Please supply a copy of all statutory authorisations under all environmental law for the current uses of the Property (if applicable).

N/a

11.3 Are there, or have there ever been, any above or below ground bulk storage tanks at the Property? If so, please confirm the contents and age of those tanks (or estimate the age as accurately as possible).

N/a

11.4 Please confirm that you are not aware of any breach of any environmental law relating to the past or present use or occupation of the Property or for substances in, on, at or under the Property.

Unaware

11.5 Please confirm that you are not aware of any environmental incidents including the leaking or discharging of any substances at the Property or on or at any nearby properties.

Unaware

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12. OCCUPIERS

12.1 Does anyone apart from you have any right to use or occupy the Property?

Property is leased to Neath Chirpody.

12.2 If the Property is vacant, when and why did it become vacant?

N/a

13. INSURANCE

13.1 Have you ever experienced any difficulty in obtaining insurance cover for the Property at normal rates and subject to normal exclusions?

No.

13.2 Please give details of any outstanding insurance claims in relation to the Property.

None.

13.3 If the buildings insurance policy is to remain in place after exchange of contracts, please supply a copy of the policy and schedule of insurance cover.

N/a

13.4 Please provide a copy of any other insurance policies relating to the Property (together with the proposal form and other material correspondence with the insurers) including any title indemnity insurance policies.

All with tenant

13.5 Please provide details of any breaches of any insurance policies relating to the Property.

N/a

14. RATES AND OTHER OUTGOINGS

14.1 Have any works been carried out to the Property which may cause the rateable value of the Property to be reviewed?

No

14.2 Have you or any occupier of the Property, made any claim for void period allowance or for exemption from liability from business rates? Is any claim pending/outstanding?

No

14.3 Are there any other outgoings relating to the Property not referred to elsewhere in these enquiries?

No

14.4 Please supply the most recent bills for business rates and all other outgoings relating to the Property.

With tenant

14.5 If the Property is subject to a Business Improvement District Arrangement, please give details of any levy currently payable.

N/a

15. NOTICES

Please supply a copy of any notices affecting the Property that you or your predecessors or any tenant or occupier have given or received and confirm that those notices have been complied with.

N/a

16. DISPUTES

Please provide details of any outstanding complaints or past, current or likely disputes affecting the Property its use and occupation.

N/a

17. SDLT ON ASSIGNMENT OF A LEASE

In this enquiry, Lease is any lease under which the Property is held and which is to be assigned by you in the Transaction.

- 17.1 Where the Lease or the substantial performance of the agreement to grant the Lease or any event since the grant of the Lease constitutes a transaction notifiable for SDLT purposes, including the payment of a premium for the grant of the Lease or any assignment of it, please provide copies of all land transaction returns and certificates issued by HMRC certifying notification.

N/a

- 17.2 Is there any potential or actual outstanding SDLT liability, including any resulting from the settlement or determination of any rent reviews or other provision for varying the rent or settlement or determination of any contingent, uncertain or unascertained rents?

N/a

- 17.3 Were any SDLT reliefs claimed on the grant of the Lease and, if applicable, on the assignment of the Lease to you that would result in the assignment of the Lease by you being deemed to be the grant of a new lease?

N/a

15. DEFERRED PAYMENT OF SDLT

Please give details of any deferred payment of SDLT which is outstanding in respect of the Property, together with copies of the original land transaction and all relevant correspondence with HMRC.

N/a

16. VAT

- 19.1 If you are registered for VAT, please supply your VAT registration number.

N/a

- 19.2 Please state whether the Transaction is to be treated as a transfer of a business as a going concern ('**TOGC**') and therefore outside the scope of VAT.

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TOGC

19.3 If enquiry 19.2 does not apply, is the Transaction standard-rated for VAT purposes as a result of either:

- (a) the exercise of an option to tax in relation to the Property; or
- (b) compulsory standard-rating?

N/a

19.4 If the answer to enquiry 19.3 is yes, please provide a copy of either:

- (a) the option notice given to HMRC, together with a copy of HMRC's acknowledgement; or
- (b) evidence of the reason that compulsory standard-rating applies to this transaction.

N/a

19.5 If the Transaction is not standard-rated for VAT purposes, please state if it is zero-rated, exempt or outside the scope of VAT other than by reason of being a TOGC.

N/a

20. CAPITAL ALLOWANCES

20.1 Is there anything in the Property upon which a capital allowances claim can be based?

N/a

20.2 If the answer to enquiry 20.1 is yes, please give details and copy documents including the name and contact details of your capital allowances advisor and confirm that we may make contact direct to ascertain any required capital allowances information.

N/a

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Energy performance certificate (EPC)

73 Windsor Road
NEATH
SA11 1NG

Energy rating

B

Valid until:

16 June 2036

Certificate number:

0009-0409-0032-4984-0729

Property type

Retail/Financial and Professional Services

Total floor area

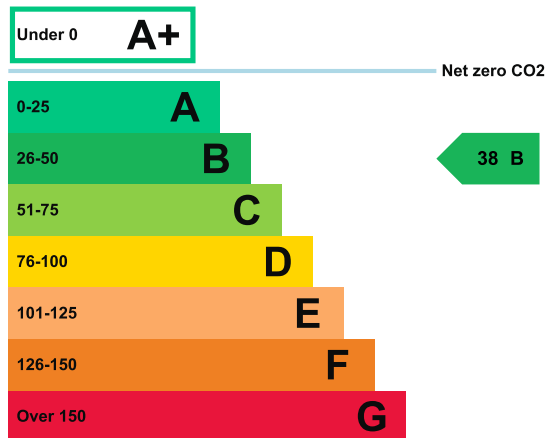
82 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 B

If typical of the existing stock

146 F

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	375.91
Primary energy use (kWh/m ² per year)	2069

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8706-1489-0357-1589-0091\)](/energy-certificate/8706-1489-0357-1589-0091).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Joel Davies
Telephone	07503 545 959
Email	info@energy-consult.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019606
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Joel Davies
Employer address	9 Farm Road Caerphilly CF83 1PR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 June 2026
Date of certificate	17 June 2026

Energy performance certificate (EPC) recommendation report

73 Windsor Road
NEATH
SA11 1NG

Report number
8706-1489-0357-1589-0091

Valid until
16 June 2036

Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Medium
Add optimum start/stop to the heating system.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	17 June 2026
Total useful floor area	82 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Joel Davies
Telephone	07503 545 959
Email	info@energy-consult.co.uk
Employer's name	Joel Davies
Employer's address	9 Farm Road Caerphilly CF83 1PR
Assessor ID	EES/019606
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
