Ashton Care (Bognor Regis) Ltd

98-100 Chichester Road

Bognor Regis

PO21 5AA

6 June 2024

Dear Mark

We confirm our bid for the acquisition of St Juliana’s Convent.

As requested the terms and basis of our offer are set out below.

1. **Name of Purchaser:**

**Company Name:** Ashton Care (Bognor Regis) Ltd

**Company registration number:** 11419595

**ID & Proof of address (dated within the last three months) for any Majority Shareholders and Persons of Significant Control**: shares held by ENS Holdings (West Sussex) Ltd. The shares for this organisation are held solely by Rebecca Newman-Smith. ID and bank statement dated within the last three months attached.

1. **Purchase price:**

£1,270,000 total which will include any VAT if it becomes chargeable.

1. **Approvals:**

None. All internal approvals are in place.

This is being purchased to operate as a care home therefore no planning approvals are needed. We have already consulted a Registered Building Control Approver and are in a position that this will not be an approval needed to complete the sale.

1. **Funding:**

Please see attached full funding approval subject to satisfactory valuation survey of the property by our funder.

Initial work has already been conducted and the funder has already obtained quotes for their internal surveyors whom have confirmed that from the date of instruction they only require a three week turn to produce the necessary reports for the bank to proceed.

1. **Timescales:**

We anticipate the time to completion will be limited to the amount of time taken to progress the legal works (including searches). We have already progressed work with our funder to ensure their surveys are conducted without delay.

We have checked and our proposed solicitors, whom deal with the majority of our work, have capacity to progress this immediately.

1. **Due Diligence:**

We have reviewed the following documentation:

* Land registry and title plans
* Restrictive covenant checks
* Site history including planning and building control searches
* Consultation with an Approved Building Control Inspector
* Desktop environmental checks including radon and flood risk zone
* Financial analysis
* Consultation with CQC and West Sussex County Council
* Consultation with our funder and their surveyors

1. **Conditions of sale:**

Subject to contract and confirmation of freehold tenure of the site.

Satisfactory local searches.

Access to the site between exchange and completion. This will be to secure this with new fencing between exchange and completion. Insurances and risk assessments can be provided for this work upon request.

Reasonable access to site for surveys such as a structural survey for a new lift and roofing survey. We will endeavour to group these visits together to minimise disruption or any inconveniences.

1. **Solicitors:**

Kevin Henchley of Henchleys Solicitors.

**T:** 01903 726477

**F:** 01903 726488

39a High Street

Littlehampton

West Sussex BN17 5EG

[Kevinfhenchley@henchleys.co.uk](mailto:Kevinfhenchley@henchleys.co.uk)

1. **Additional Information**

Our bid has gained the attention and support of West Sussex County Council in recognition of the important role we play in the community.

Our business plan has been thoroughly reviewed by our lender and we are therefore confident our offer is robust and proceedable.

Our solicitors have been asked to prioritise the completion of sale above our existing work and as one of their largest and highest repeating customers we feel this will be honoured.

Our funder has assured us the sale can proceed quickly with pre-work already underway (surveyors have already been identified and fees and timelines agreed subject to confirmation of our bid being successful). We have also prepared information ready for the surveyors to ensure their work progresses with haste.

1. **Proposed Use:**

Specialist complex dementia nursing home to support our well established local care company.

This will continue the important theme of work, support and kindness previously shared amongst people on the site.

Should you require any further information or wish to seek clarification on any of the bove points then please do let me know.

Yours faithfully,

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Description automatically generated with medium confidence

Rebecca Newman-Smith

Managing Director

For and on behalf of Ashton Care (Bognor Regis) Ltd