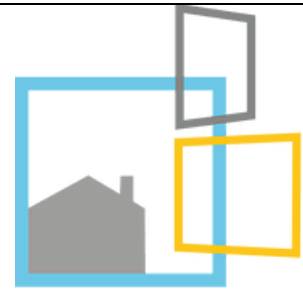


SLASCO INVESTMENTS LIMITED



Mark Minchell
Flude Property Consultants
1 Old Market Avenue
Chichester
West Sussex
PO19 1SP

6th June 2024

Dear Mark,

Re: OFFER TO PURCHASE St Juliana's Convent, Marian Way, High Street, Bognor Regis, West Sussex, PO21 1PA

Having inspected the real property described above. Our offer is as follows.

Offer: Freehold of: **St Juliana's Convent, Marian Way, High Street, Bognor Regis, West Sussex, PO21 1PA**

Purchase Price:

This offer is subject to the conditions listed below and reservations and exceptions appearing in the existing Certificate of Title are free and clear of all encumbrances, save and except such encumbrances as expressly agreed to be assumed by the Purchaser for the sum of £1,400,000.00 (One Million Four Hundred Thousand Pounds).

Purchasing Entity and Funding:

Slasco Investments Ltd is newly created entity within the broader group encompassing Patagonia Rental, Slasco Developments, Brighton Blocks Ltd and Revival Investments Ltd, operating as both Sussex based property developers and investors. Slasco Investments Ltd is funded through Cash Funds through group undertakings. Proof of Funds are attached.

Timescales for Exchange and Completion:

We will provide a holding deposit on acceptance of the offer and issuance of the Memorandum of Sale of £10,000. Exchange within 28 working days of receiving the Full sales contract and local authority searches. Completion to have a long stop date of 3 months from exchange however we will endeavour to bring this date forward to complete as soon as reasonably possible with vacant possession. Exchange consideration to be 5% of offer price. Insurance to be taken over and paid for by Slasco Investments from exchange.

Registration Number: 15720869
Directors: C Scorer, R Slabbert
Physical Address: 168 Church Road Hove, BN3 2DL
01273 954321

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Subject to the Following Conditions:

- Sales Contract and Property Searches
- Full vacant possession on completion
- Right and access to all parts of the building post exchange for the purpose of surveys, architectural studies and general building contractors pricing.
- Full rights and Access to all historic leases/tenancies, planning applications, CAD drawings, Surveys and other relevant documentation relating to the property.

Further detail and proposed use

As a group and related companies we are a long established landlord and developer with over 20 years operating experience in the South of England. We are well established with providing affordable social housing and assisted housing for vulnerable young adults throughout the South East. As part of our groups ethos is to ensure that we not only provide suitable energy efficient quality accommodation but also work with providers including local charities and community interest companies to provide suitable and specific care to those in the community.

Following a lengthy consultation with a variety of our partners and their possible uses for the building we have determined that this will be an exciting conversion for adults with disabilities through our charity partners and community interest company.

Solicitor Details:

Lawrence Gibbons / Joe Entwistle
ODT Solicitors
Pavillion View
19 New Road
Brighton
BN1 1UF
Tel: 01273 221585
jentwistle@odt.co.uk

We look forward to hearing from you.

Yours Sincerely

Reinhardt Slabbert
Director

Christopher Scorer
Director

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