

## The Old Vicarage, Felpham – Frequently Asked Questions

The following information is for guidance only and should not be relied upon as part of the sale process. Interested parties should make their own investigations.

Q Are conditional offers subject to planning considered?

A Preference will be given to offers that are not conditional on planning

Q There is a structural problem with the north wing roof. Is there a survey report relating to this?

A Our client does not have a formal report available. In summary, our client has been advised that there is an issue with north wing. Please bring your own contractor or surveyor to attend site and rely on your own advice. An extract of some previous advice our client received is set out below:

*The roof structure has suffered a range of deteriorations the major one being spread with eaves wall plates having been pushed outward and rotated and in places being somewhat precarious. There is also much timber decay with apparent attempts at splice repair having done little to effect a permanent solution. Within this roof structure, there are two queen post trusses, which do appear to remain in workable condition and can probably be retained in any restoration. The centre and main sections of the roof between these trusses has I believe been subject of alteration to achieve the vaulted living spaces in flats 9 and 11. This has resulted in the roof being insufficiently tied and therefore vulnerable to spread and otherwise compromised. The complexity and condition of this roof structure is such that in my opinion the bulk from the southernmost Queen Post truss northwards should be reconstructed. This work will require careful planning and would benefit from the use of a temporary scaffold over roof. Detailed floor plans of the wing and section of the roof will be necessary to assist design of the new structure.*

Q Do you have any idea as to the cost for such work?

A The extract above is for information only and you should seek your own advice in this regard and to the rest of the building. Quotes for remedying the situation were a couple of years ago and verbal. Quotes at that time we are told were in the order of £300,000. The pricing of the asset reflects that such works are required but buyers should take their own advice in terms of work and cost.

Q There appear to be long leasehold interests on the title register – have any flats been sold off? Flats that are affected by this are 1/2/3/7 & 11.

A We understand that the long leases on the title register are all for parties that have passed away and that the leasehold interests were 'life interests' so are no longer applicable. Our client's solicitor is in touch with Land Registry to have them extinguished from the title.

Q Are the flats on separate utility services?

A We understand that all flats have their own electricity and water/foul supplies and pay direct to utility companies.

Q Is anyone allocated parking?

A Parking we understand is on a first come first served basis.

Q In respect of the refurbishment of Flat 1 when are the works due to be completed and will the requirement for such be part of the sale process?

A It is anticipated that the works will be completed prior to completion of a sale. There is no written specification but buyers can discuss details with the contractor.

Q Is VAT payable on the purchase price?

A We are advised that the property is not elected for VAT.

Q Are there any rental arrears from the tenants?

A Yes but currently only in relation to one flat – further information available on request.

Q Is the property Listed and in a conservation area?

A The property is not Listed. The property appears to be currently in the conservation area but we understand that the Felpham Conservation area is under review by the local authority Arun District Council.