

Open Pension property investment

Take control of your pension



To L&C Pensions Proposed Property Investment

I/We wish to acquire as an investment for my/our fund, the property details of which are set out below:

1. Address of property which it is proposed to acquire Address line one Address line two Town County Country Postcode	
2. Brief description - including age, state of repair, nature of use (e.g. new 3 storey purpose built offices), approximate size of building/site (attach plan if available) and nature of any known environmental contamination	
3. Tenure - i.e. freehold or leasehold (if leasehold then state the main terms of the lease e.g. length, rent, frequency of reviews etc.)	
4. Estimated purchase price/value	£
5. Details of any existing tenancies (include tenant, length of lease and start date, current rent, review date and frequency, repairing obligations etc.) Please enclose a copy of the lease with this application form	
6. Proposed new tenants (or sub-tenants if any) and proposed terms of tenancy (include tenant, length of lease and start date, current rent, review date and frequency, repairing obligations etc.)	

7. Details of relationship/connection (if any) between you (or anyone connected with you) and the proposed/existing tenants

8. Name and address of Estate Agents acting for the present owner if applicable (attach copy of particulars if available)

Name

Address line one

Address line two

Town

County

Country

Postcode

9. Name and address of Solicitors acting for you

Name

Address line one

Address line two

Town

County

Country

Postcode

10. Name and address of present owner

Name

Address line one

Address line two

Town

County

Country

Postcode

11. Name and address of Solicitors acting for the present owner - if different from question 9

Name

Address line one

Address line two

Town

County

Country

Postcode

12. Name and address of Solicitors acting for any new tenants

Name

Address line one

Address line two

Town

County

Country

Postcode

13. Details of relationship/connection (if any) between you (or anyone connected with you) and the present owner

14. Have you either alone or with others (or anyone connected with you) at any time owned the property previously? If so, please state when the property was last sold by you or them and to whom

15. A If this is a purchase rather than a transfer “in specie” from another registered pension scheme please specify the source from which the purchase price is to be met (e.g. money already held on deposit, sale of securities, anticipated contribution or transfer into the fund please identify which and indicate amount and source). Show borrowing separately in 15 B

15. B Details of any proposed borrowing to finance the acquisition

Loan amount

£

Term

years

Repayment

Capital and interest Interest only

Interest Rate

%

Name of lender

Lender address line one

Lender address line two

Town

County

Country

Postcode

Please tick **i** or **ii** as appropriate.

If neither is **ticked** then **i** will apply.

i I/We understand that you will not take any action to implement the purchase requested in this form until L&C Pensions receive written confirmation of the Lender's agreement in principle to the loan indicated in 15.

ii The Lender's agreement in principle has not yet been obtained but please proceed with the purchase as far as possible. We understand that we will be liable for any costs incurred even if no loan is eventually obtained.

16. Name and address of Surveyor/Valuer to be instructed by L&C Pensions. The firm or individual chosen by the member must be independent and appropriately qualified (e.g. RICS, RIBA)

Name

Address line one

Address line two

Town

County

Country

Postcode

The survey we instruct will include:

- a description of the general condition of the property and details of any repairs (including an indication of approximate cost) which may be required immediately or in the near future
- an opinion of the open market value and the open market rental value
- a reinstatement value for insurance purposes
- an opinion as to whether any further investigations are necessary to establish the extent of any potential contamination

This will be on the understanding that you have knowledge of the property which gives you sufficient comfort that a full structural survey is not necessary and that you will have no claim on L&C Pensions in the event that some feature or defect should subsequently come to light to the disadvantage of the fund.

If on the other hand you wish to have a full structural survey you may indicate this below and we will include your requirements in our letter of instruction to the Surveyor/Valuers.

Type of survey requested

Has a survey/valuation been carried out already?

Yes

No

If so please attach a copy. Note that a survey/valuation will be required addressed to L&C Pensions which will be instructed by us.

Note: Where a survey/valuation has not yet been carried out it is advisable for you to alert the firm or individual to the fact that instructions may be received from more than one party. This should enable the Surveyor/Valuer to include all the various requirements in one inspection in order to keep costs to a minimum.

**For more information about
L&C Pensions please contact:**

L&C Pensions
38 – 42 Perrymount Road
Haywards Heath
West Sussex
RH16 3DN

Tel: 0870 7566696

Fax: 0870 7566697

Email: info@lcpensions.com

Web: www.lcpensions.com

