

Swinton House, Sheffield

Contact Details

1. What is the full address of the development including FULL post code and what road is the development accessed from?

Address: Land on the north side of Swinton Street, Sheffield

Post Code: S3 8EN

Accessed From: Swinton Street

2. Vendor's Information;

Vendor's Name: TIRTLR 9 Ltd

Company Registration Number: 12946866

Full Address: The Hart Shaw Building Sheffield Airport Business Park, Europa Link, Sheffield, United Kingdom, S9 1XU

Contact Name:

Contact Tel. No.:

Email Address:

3. Vendor's Solicitors Information;

Solicitor's Name: Caroline Sutherland

Company Name: Sutherland & Co Law

Company Address: Richmond House, White Rose Way, Doncaste

Contact Tel. No.: 01302 279179

Email Address: caroline@sutherlandandcolaw.co.uk

4. Please provide details of which name & email address our invoices should be made out to.

Name: Megan Kingham

Email: megan@queensbridgehomes.co.uk

5. To whom must the client purchaser details be sent to?

Name: Ciaran Russell

Tel. No.: 07956860630

Email Address: ciaran@queensbridgeestates.co.uk

The Development

1. Does the Vendor own the land outright? If not, do you require third party consent before selling the units? If yes, please provide FULL details and any copies of the relevant authorities.

Yes, [information in Dropbox](#)

2. What is the construction of the property? (e.g. Brick / Concrete / Other, please specify)

Brick

3. When is practical completion?

[Q2 2022](#)

4. Please fill in Development details below:

a). How many phases in total in the whole development? If more than one, which phase are we currently selling in?

1

b). When is each phase / Development due to launch? If already launched, when were they launched?

[Immediate Launch](#)

c). How many units are there in total on site? (Please specify Apartments / Houses)

84

d). How many units and floors in our block? [84](#)

e). How many stairs & lifts in our block?

2 x lifts 2 x stairs

5. Is parking allocated or general right to park? What is the additional cost, if any?

No parking

6. Is there a concierge, gymnasium, roof-top gardens, etc in the development?

Concierge

7. Is there any Social Housing elements within the Development? If so, please specify.

No

8. Is there ANY commercial property in the development? If so, where exactly is the commercial and what type of commercial is it?

Yes, a lettings office for The Lettings Room

9. Is there anything materially affecting the structure of the property and grounds, e.g. damage, flooding, subsidence, Japanese Knotweed, mine workings? AND / OR anything close to the development that will affect the appeal of the development? (e.g. Bin Stores outside apartment, Haulage yard close to development, electrical sub-station, Telephone Masts, dump yards, council estates, train tracks, industrial units/businesses. Please provide FULL details.

No

10. Do the properties have gas central heating, electric or CHP (Combined Heating & Power)?

Electric

11. Are the units tenanted? Please provide details of each properties AST if applicable.

No

The Terms

1. Please confirm if fees will be declared on CML Disclosure of Incentives form.

No

2. Are any units SUB-SALES and/or assignments?

No

3. Are the contracts FULLY assignable? If not please specify.

Yes

4. How much are reservation fees?

£2,000

5. Are the deposits held in Escrow or other suitable protective schemes, whereby they are fully protected? Please provide details.

Deposits held in ESCROW less agency fees

6. Does the development have a warranty Certificate? (i.e. NHBC, Zurich, Architects, etc please specify) If not, will you provide appropriate warranty with full cover over exchange funds?

Advantage

7. Please confirm payment terms, incl. any stage payments and when these are required.

25% on exchange – rest on completion. This can be lowered however it will affect commission amount paid on exchange

8. Is it a Leasehold or Freehold? If leasehold, what is the leasehold term?

125 years

9. How much is the ground rent per annum? 0.1%

10. How much is the maintenance/service charge per annum?

£800 pa per apartment

11. When are the ground rent and service charge review periods?

10 yearly

12. Are there any other ongoing costs that the buyers should be aware of?

No

Marketing

1. Who else is currently marketing this development?

Nobody

2. Have any been marketed in the past? If so, by whom and at what prices?

No

3. When are our units due to be launched overseas? (If already launched, when?)

End of January

4. When are our units due to be launched to the UK market? (If already launched, when?)

January (strictly off-market)

5. How many units have been sold so far?

2

6. What is the ratio of Owner Occupiers v Investors?

NA