

NOMINAL LAND LTD
134 Holbeach Road
Spalding
Lincolnshire
PE11 2HY

Email: enqs@nominal-land.net

Thank you for your recent communication.

We confirm that the Landlord is Nominal Land Limited (Company Registration Number 05593798) of 134 Holbeach Road, Spalding, Lincolnshire, PE11 2HY.

Please note that our office is manned one day per week (usually, but not always, on a Friday). For this reason we are not able to take telephone enquiries. Please take this into consideration when requesting information and allow sufficient time for your queries to be answered as we cannot guarantee replies to any correspondence outside the time when the office is manned.

Our fees are below:

Ground Rent

Our fee is **£40.00** for ground rent confirmation.

All ground rent must be paid up to date before we will deal with any of the below.

Enquiries/LPE1/FME1

If you have any particular enquiries there will be a charge of **£40.00** per individual question.

If you request an LPE1/FME1 our fee is **£220.00**.

We are not responsible for the collection of service charges and therefore are not able to respond to any management related queries. Please address these to the Management Company.

Notice of Transfer and/or Mortgage

Our fee to process and receipt a Notice of Transfer and/or Charge is **£180.00 per notice**.

Please send certified copies of the Transfer and/or charge with the Notice.

We require the full correspondence address of your client, if it is not the same as the property address.

Please note that if the lease stipulates a different fee from the one above, we will accept that fee to amend our records but will not receipt the notice or enter into any correspondence.

Deed of Covenant

If the lease requires us to acknowledge any Deed of Covenant our fee is **£110.00**. If you require our draft Deed of Covenant our minimum fee is **£250.00** which includes acknowledgement.

Certificate of Compliance

If there is a restriction in our favour our fee is **£110.00** to issue a certificate of compliance.

VAT

No VAT is payable on any of the above fees.

Payment

Payment can be made by cheque to Nominal Land Ltd at 134 Holbeach Road, Spalding, Lincs, PE11 2HY or by bank transfer (**quoting our reference or property address**) to:

Natwest Plc, 20 West End, Holbeach, PE12 7YY

Sort Code: 53-50-51

Account Number: 56032358

Account Name: Nominal Land Ltd