

**Pre-Contract Information – Waypoint Development and Construction Limited
Casterton School**

The following information is supplied on behalf of Waypoint Development and Construction Limited (“the Seller”). It is believed to be correct but the accuracy is not guaranteed and does not obviate the need to make appropriate searches, enquiries and inspections.

1. Title

The Title to the Estate is registered under title numbers CU292587, CU303680, CU305462 and CU306517. Titles CU292587 contains a restriction relating to clause 15.1 (g) of a Transfer dated 15th December 2015 and CU303680 contain a restriction relating to clause 15.1 (g) of a Transfer dated 19th January 2017. Those clauses are only relevant to a disposal of the whole of the land in the title and are therefore not applicable to the sale of individual plots. You may need to point this out to Land Registry.

The Seller has complied with all covenants contained or referred to in the titles above.

2. Boundaries of plots

The ownership and maintenance of boundaries of individual properties is stated in the draft transfer. The property plans will only include “T” marks denoting ownership of boundaries where relevant.

3. Estate Roads, Access and Parking

The Estate Roads will remain private and will be constructed by the Seller in accordance with the planning documents. There is no s38 Agreement relating to the Estate Roads. The Transfer provides for the Seller to maintain the Estate Roads until they are adopted.

In the meantime the access to the development is owned by Casterton School and there is an obligation on the Seller to put the access back into the condition it was prior to development commencing.

Each property will have its own designated parking space(s). There is also ample provision for visitor parking.

There is a public right of way running through the Estate from north to south which will be indicated on a local search result. It does not pass through any individual property unit on the Estate.

4. Checkmate and Consumer Code for Home Builders

The Seller is registered with Checkmate. A copy of the Checkmate Cover Note will be supplied before completion. The Seller has adopted the Consumer Code for Home Builders in relation to sales.

5. Services

Mains foul and surface water drainage, gas, electricity, and water are provided by service undertakers and the properties will be connected to those mains. A Con29DW may reveal that the Property is not connected to the mains. This is a new development and the utility undertaker’s records are out of date. The Transfer contains the necessary easements for the connection to the public sewer.

The heating and hot water system will be commissioned and inspected before completion and operating and maintenance instructions will be provided to Buyers in accordance with Building Regulations.

6. Planning

The previous use of the land on which the Estate is constructed was part of Casterton School.

Copies of relevant Planning Consents to date and Building Regulations Approval are supplied with the Sale Pack. A copy of the Building Regulations Completion Certificate will be supplied before completion. Any other planning documents are available for inspection or download from the website of South Lakeland District Council quoting reference SL/2016/0016. The contract provides that the Seller will comply with all planning requirements including planning conditions.

The planning permission includes a prohibition on the general permitted development usually associated with a residential dwelling. Any further development will require planning permission. Please note that this may be indicated on a local search result as an Article 4 Direction.

The Property is developed under planning permission number SL/2016/0016 only. A local search may reveal a s106 Agreement. Any such agreement relates to a previous planning permission which has not been implemented and is therefore not relevant to the current development.

The Property is not subject to any Community Infrastructure Levy. The 2016 planning permission confirms that the Property benefits from vacant property credit.

7. Management Company

The Seller has formed a management company for the Estate. All Buyers are required to become members and directors. Please refer to clause 20 of the draft contract.

The role of the Management Company is set out in the draft transfer but, broadly, it will be responsible, for the benefit of all properties, for all those amenities on the Estate which will not become publically maintained and, in the case of that part of the Estate occupied by the leasehold apartment buildings, to manage those buildings for the benefit specifically of leasehold apartment owners. A copy of the Management Company's Constitution is supplied herewith.

Any maintenance of the Estate will be carried out by the Seller until such time as the freehold in the Estate is transferred to the management company. It is anticipated that the Estate Service Charge will be a quarterly charge but that will be for the members of the management company to decide at the appropriate time.

There are no regulations in place for the conduct of the management company as yet. That will be decided at a later point by the members of the management company at that time.

8. Disputes and Notices

There are no current disputes concerning the Estate and the Seller is not aware of any past disputes.

No notices have been served by or on the Seller, and so far as the Seller is aware, by or on its predecessors in title, except for those relating to planning, building regulations, and infrastructure matters before or in the course of development.

9. Adverse Rights

So far as the Seller is aware the Estate and individual properties are not subject to any rights easements covenants or restrictions except as mentioned in official copies of its registers of

title, the draft contract, draft transfer and other documents supplied. The Seller is not aware of any overriding interests but the Property is sold subject to any there may be.

10. Environmental

So far as the Seller is aware, there are no contamination or environmental issues associated with the Estate or individual properties.

Redon protection measures have been built into the properties on conversion.

An environmental search may reveal that there is a moderate to high risk of ground water flooding. There was some flooding nearby during Storm Desmond when a large tree stump blocked a culvert. Nevertheless no part of the site was affected and the Seller believes there is no significant risk of flooding.

11. Estate Plan Approval

An Estate layout plan for house plots will be approved in stages and a Form CI supplied.

Date: 2nd December 2019

CARTMELL SHEPHERD