

Our Ref: DC/Hunter - 2930

15 June 2021

Mrs D Hunter
27 Frinton Road
Thorpe le Soken
Essex CO16 0JF

Dear Mrs Hunter

27 Frinton Road Thorpe le Soken Essex CO16 0JF

The buyers' lawyers have now been in touch again and has requested you carry out further matters.

1. The buyers' lawyer insists that you have the **attached** declaration of solvency sworn before an independent lawyer (as in not us). Unfortunately you will need to ring around the local lawyers to make an appointment. We would suggest FJG, Rhodda & Co, and Ellisons might be your best bets and explain that I am representing you.
2. They seek further information regarding the annex as follows: *"Our Local Search does not refer to planning or building regulations for the annexe. Could you provide further information as to where the annexe is located and why there does not appear to be any consent for the same"*
3. Lastly, they insist that you apply to the local authority to change the use back to purely residential as follows: *"It will be necessary for your client to make an application for Planning for residential use. We await hearing from you in this regard."*

Please also find **enclosed** the contract for sale together with an authority to exchange. We would be grateful if you could **sign and return** both documents **undated** in readiness for exchange.

We also **enclose** the sale transfer and would be grateful if you could **sign** where indicated and **return** leaving it **undated**. Your signature should be witnessed by an independent person, that is to say not a member of your family.

continues overleaf

☐ Main Office Hill Crest 193 Main Road Dovercourt Harwich Essex CO12 3PH
☒ Clacton Office Hurlingham Chambers 61 Station Road Clacton-on-Sea Essex CO15 1SD