



# PROPERTY LAWYERS & PROBATE PRACTITIONERS

PCS LEGAL incorporating ALISTAIR GIBBINS & Co

10 Riverside House  
Lower Southend Road  
Wickford, Essex SS11 8BB

t: 01268 760380  
f: 01268 573183

[www.pcslegal.co.uk](http://www.pcslegal.co.uk)

Ellora Estates Ltd  
55 Beverley Gardens  
HORNCHURCH  
Essex  
RM11 3NX

7 October 2020

Our Ref: EJF//57339/CR

Dear Sirs

## Your Purchase of 109 Tennyson Road, KING'S LYNN, Norfolk, PE30 5PA

I am pleased to confirm that your purchase was formally completed as scheduled and that the new property became yours today.

You should notify the relevant authorities in order they can let you have property accounts for council tax and water rates.

Should you have any questions I shall be pleased to assist you.

We are in the process of settling any Stamp Duty Land Tax liability you may (or may not have) and will attend to the registration of the new property into your name in due course. If your property is a first registration i.e. unregistered or a new property the Land Registry are currently experiencing delays of approximately nine months. Once the property is registered we will let you have a copy of the new Title Information Documents which will show you as the registered proprietor.

I enclose the letters you require to pass to your tenants informing them of the change of landlord.

May I take this opportunity to thank you for your very kind instructions throughout this transaction which have been greatly appreciated.

Yours faithfully

**PCS LEGAL**

Encs.

Partners: S. Forsdike & K. Forsdike  
Licensed Conveyancers: K. Warne, C. Gaywood & A. Gibbins  
Conveyancing Executives: S. Joy, M. Forsdike, J. Gilbert, N. Petty, J. Webb  
C. Kelleher, D. Tottman, M. Bicknell, B. Wakeham, L. Neale,  
B. Hadipour, A. Wright, C. Stevenson, M. Hunt,  
L. Sallis, H. Dann, S. Hayes & L. Lawless  
Consultant: E. Forsdike  
Office Manager: R. Nelson  
Accounts Manager: T. Wheeler



The Society of  
Licensed Conveyancers



**Basildon**  
5 The Capricorn Centre, Cranes Farm Road, Basildon, Essex SS14 3JA  
t: 0845 505 8888 t: 01268 580003 f: 01268 580103  
**Ongar**  
Suites 25-33, Central House, Ongar, Essex CM5 9AA  
t: 0845 505 7777 t: 01277 363633 f: 01277 363232  
**London**  
Suite 116, 150 Minorities, London EC3N 1LS  
t: 0845 505 2222 t: 020 7347 5030

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Amine Tamiri  
109 Tennyson Road  
King's Lynn  
Norfolk  
PE30 5PA

7 October 2020

Our Ref: EJV//57339/CR

Dear Sir

**Ellora Estates Ltd Purchase from Byard**  
**Property: 109 Tennyson Road, KING'S LYNN, Norfolk, PE30 5PA**

We act on behalf of Ellora Estates Ltd who has completed the purchase of the freehold title to the above property today.

All future payments in respect of your rental liability should be paid direct to:

Ellora Estates Ltd  
55 Beverley Gardens  
Hornchurch  
Essex  
RM11 3NX

In any event our client will contact you direct within the next 7-10 days to discuss your method of payment.

Yours faithfully

  
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109 Tennyson Road  
King's Lynn  
Norfolk  
PE30 5PA

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Mr Toby Webb  
109 Tennyson Road  
King's Lynn  
Norfolk  
PE30 5PA

7 October 2020

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Mr Thomas Webb  
109 Tennyson Road  
King's Lynn  
Norfolk  
PE30 5PA

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