



Vipul Goel <vipulgoel.123@gmail.com>

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**Re: 48 Jade Gardens Colchester CO4 5FG**

7 messages

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**Joanna Crosby** <JCrosby@haywardmoon.co.uk>

Fri, Feb 5, 2021 at 9:11 AM

To: "vipulgoel.123@gmail.com" <vipulgoel.123@gmail.com>, "aggarwal.ankita@gmail.com" <aggarwal.ankita@gmail.com>

Cc: Teylor Newman <TNewman@haywardmoon.co.uk>

Dear Vipul and Ankita,

I have received replies to enquiries that I have raised on the property that you are buying. I enclose a copy of the replies provided by the seller or their lawyers, and copies of any documents referred to. The sellers replies are in red and my responses going back to them are in green.

It is important that you check the replies given. Please ensure that you are content with the replies and believe them to be accurate. If you have any queries about the replies, or should you have any enquiries of your own, then please raise them with me immediately.

I will report to you separately on the indemnity policies mentioned at enquiries 10 and 24 once it has been agreed that they are acceptable.

The seller's lawyers have provided us with a copy of a Tree Preservation Order but we are not sure how this affects the property so are clarifying with our search agent.

**Regards,**

-

*My details*



**Joanna Crosby**

**Director**

**T:** 01473 295803

**E:** [jcrosby@haywardmoon.co.uk](mailto:jcrosby@haywardmoon.co.uk)

Connexions

[159 Princes Street](#)

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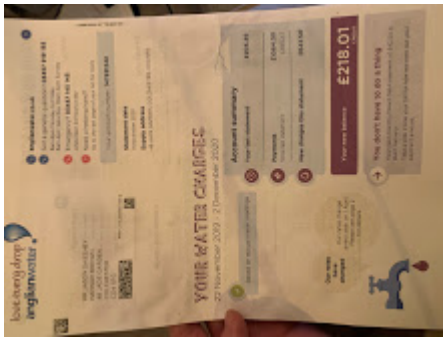
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**11 attachments**

**G017900001 Water bill - Sweeney.jpg.jpg**  
1651K



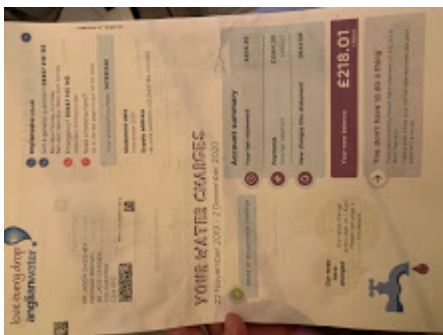
-  **G017900001 Additional Enquiries with replies.pdf**  
54K
-  **G017900001 BR application BR081866.pdf.pdf**  
4839K
-  **G017900001 Tree Preservation Order.pdf.pdf**  
4434K
-  **G017900001 NHBC.pdf.pdf**  
147K
-  **G017900001 J25 BR completion certificate.pdf.pdf**  
20K
-  **G017900001 Gas boiler system commissioning checklist.pdf.pdf**  
736K
-  **G017900001 EPC.pdf.pdf**  
1270K
-  **G017900001 Fire Detection and Alarm Certificate.pdf.pdf**  
365K
-  **G017900001 Gas Safe Certificate.pdf.pdf**  
768K
-  **G017900001 Domestic Electrical Installation Certificate.pdf.pdf**  
1293K

**Vipul Goel** <vipulgoel.123@gmail.com>  
To: GOEL Vipul <vipul.goel@axa-insurance.co.uk>



Fri, Feb 5, 2021 at 9:44 AM

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## 11 attachments



**G017900001 Water bill - Sweeney.jpg.jpg.jpg**  
1651K

-  **G017900001 Additional Enquiries with replies.pdf**  
54K
-  **G017900001 BR application BR081866.pdf.pdf**  
4839K

 **G017900001 Tree Preservation Order.pdf.pdf**  
4434K

 **G017900001 NHBC.pdf.pdf**  
147K

 **G017900001 J25 BR completion certificate.pdf.pdf**  
20K

 **G017900001 Gas boiler system commissioning checklist.pdf.pdf**  
736K

 **G017900001 EPC.pdf.pdf**  
1270K

 **G017900001 Fire Detection and Alarm Certificate.pdf.pdf**  
365K

 **G017900001 Gas Safe Certificate.pdf.pdf**  
768K

 **G017900001 Domestic Electrical Installation Certificate.pdf.pdf**  
1293K

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**Vipul Goel** <vipulgoel.123@gmail.com>

Fri, Feb 5, 2021 at 10:15 AM

To: Joanna Crosby <JCrosby@haywardmoon.co.uk>

Cc: Teylor Newman <TNewman@haywardmoon.co.uk>, "aggarwal.ankita@gmail.com" <aggarwal.ankita@gmail.com>

Hi Joanna

Thanks for information.

I am fine with replies and your comments.

I don't understand points 10 and 24 and replies. Is there any point, I need to be aware of or we wait for indemnity policy ?

Thanks

Vipul

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**Vipul Goel** <vipulgoel.123@gmail.com>

Thu, Feb 11, 2021 at 5:49 AM

To: Joanna Crosby <JCrosby@haywardmoon.co.uk>

Cc: Teylor Newman <TNewman@haywardmoon.co.uk>, "aggarwal.ankita@gmail.com" <aggarwal.ankita@gmail.com>

Hi Joanna

Hope you are well.

Just wanted to check if further queries have been sent to seller's solicitor ?

Also, if my understanding is correct -Management Company acceptance on tent charge and queries in trail mail are last ones left before exchange of contract or are there any other open points left ?

Thanks

Vipul

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**Vipul Goel** <vipulgoel.123@gmail.com>

Fri, Feb 12, 2021 at 1:55 PM

To: Joanna Crosby <JCrosby@haywardmoon.co.uk>

Cc: Teylor Newman <TNewman@haywardmoon.co.uk>, "aggarwal.ankita@gmail.com" <aggarwal.ankita@gmail.com>

Hi Joanna

Just wanted to check if there are any updates and if further queries have been sent to seller's solicitor ?

I am facing a challenge as my rental lease is expiring on 5th March and hence any information from your side can help.

Thanks

Vipul

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**Joanna Crosby** <JCrosby@haywardmoon.co.uk>

Fri, Feb 12, 2021 at 3:26 PM

To: Vipul Goel <vipulgoel.123@gmail.com>

Cc: Teylor Newman <TNewman@haywardmoon.co.uk>, "aggarwal.ankita@gmail.com" <aggarwal.ankita@gmail.com>

Dear Vipul,

Thank you for your emails, the contents of which are noted. We are still waiting for the balance of the replies to enquiries to come from the seller's lawyers as per my email of 5<sup>th</sup> Feb and I have chased them for these. We have, though, now received confirmation from HSBC that they are happy with the estate rent charge indemnity policy so I will arrange to send the report on contract to you so that at least you can be getting that signed and returned to us in the meantime.

Regards,

-

My details



**Joanna Crosby**

**Director**

**T:** 01473 295803

**E:** [jcrosby@haywardmoon.co.uk](mailto:jcrosby@haywardmoon.co.uk)

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**From:** Vipul Goel <vipulgoel.123@gmail.com>  
**Sent:** 12 February 2021 13:55  
**To:** Joanna Crosby <JCrosby@haywardmoon.co.uk>  
**Cc:** Teylor Newman <TNewman@haywardmoon.co.uk>; aggarwal.ankita@gmail.com  
**Subject:** Re: 48 Jade Gardens Colchester CO4 5FG

Hi Joanna

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**Vipul Goel** <vipulgoel.123@gmail.com> Fri, Feb 12, 2021 at 3:33 PM  
To: Joanna Crosby <JCrosby@haywardmoon.co.uk>  
Cc: Teylor Newman <TNewman@haywardmoon.co.uk>, "aggarwal.ankita@gmail.com" <aggarwal.ankita@gmail.com>

Thanks a lot Joanna. This helps to take with my current landlord

One more question, interest rates have reduced compared to what I was offered. My mortgage advisor is saying I can get reduced rates now (HSBC only). I don't want to delay overall process or increase admin work much. Would it matter from your perspective if we make the change ?

Regards

Vipul

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