



ashfords

**Replies to Commercial Property
Standard Enquiries
Dated: 13 November 2025**

Ashfords LLP
[ashfords.co.uk](https://www.ashfords.co.uk)

QUALIFICATIONS TO REPLIES TO ENQUIRIES

These qualifications apply to the Replies to Enquiries set out below and any other replies to enquiries made by the Buyer's solicitors (the "Replies"). The definitions used in these qualifications are the same as those used in the Replies.

1. The Seller believes the Replies to be correct but their accuracy is not guaranteed and they do not obviate the need for the Buyer to make appropriate searches, enquiries and inspections.
2. Unless the contrary is clearly stated in an individual reply, in giving the Replies and any other replies to enquiries made by the Buyer's solicitors, the Seller has not (and the Buyer accepts that there is no obligation on the seller to do so):
 - a. carried out any searches or surveys or made any enquiries with any authorities or other third parties;
 - b. carried out an inspection of the Property;
 - c. undertaken any investigation of records or archive material, other than title deeds and management information currently in the custody of the Seller and the Seller's solicitors;
 - d. consulted any current or former personnel of the Seller, other than those currently involved in the day to day responsibility for the management of this property and/or conducting the sale of the Property;
 - e. consulted any previous owners or occupiers of the Property or other persons or bodies not forming part of the Seller;

and the Seller excludes liability for any information which may be contained in any of these sources and which is not revealed in the Replies.

3. Where in the Replies the following phrases or words (or similar phrases or words) are used: "[not] so far as the seller is aware", "[not] to the Seller's knowledge", "unknown", or "not known", the Buyer must not rely on the assumption that the Seller has made or intends to make any or all reasonable or relevant enquiries on this point.
4. The Replies are given on behalf of the Seller and without liability on the part of the Seller's solicitors, their partners or employees.

Commercial Property Standard Enquiries

CPSE.7 (version 1.3.3) General short form pre-contract enquiries for all property transactions

Conditions

This document may be used free of charge subject to the Conditions set out in *GN/CPSE (version 3.3) Guidance notes on the Commercial Property Standard Enquiries*.

Particulars

Seller: Council of the Isle of Scilly

Buyer:

Property: Land at Jerusalem Terrace, St Marys, Isles of Scilly

Transaction: Sale of Freehold

**Seller's solicitors: Ashfords LLP, Ashford House, Grenadier Road, Exeter EX1 3LH
(Reference: 231592-69/KBQX)**

Buyer's solicitors:

Date: 13 November 2025

Interpretation

1. In interpreting these enquiries, the terms set out in the Particulars have the meanings given to them in the Particulars and the following interpretation also applies:

- **Buyer:** includes tenant and prospective tenant.
- **Conduits:** means the pipes, wires and cables through which utilities and other services are carried.
- **Property:** includes any part of it and all buildings and other structures on it.

- **Rights:** means any covenants, agreements, rights, restrictions, or informal arrangements of any kind (including any which are in the course of being acquired).
- **SDLT:** includes Land Transaction Tax where the Property is in Wales, and references to HMRC include the Welsh Revenue Authority where relevant.
- **Seller:** includes landlord and prospective landlord.

2. The replies to the enquiries will be given by the Seller and addressed to the Buyer. Unless otherwise agreed in writing, only the Buyer and those acting for it may rely on them.

- References in these enquiries to "**you**" mean the Seller and to "**we**" and "**us**" mean the Buyer.
- In replies to the enquiries, references to "**you**" will be taken to mean the Buyer and to "**we**" and "**us**" will be taken to mean the Seller.

3. The replies are given without liability on the part of the Seller's solicitors, its members, partners, employees, consultants or other staff.

4. The Buyer acknowledges that even though the Seller will be giving replies to the enquiries, the Buyer should still inspect the Property, have the Property surveyed, investigate title and make all appropriate searches and enquiries of third parties.

5. In replying to each of these enquiries and any supplemental enquiries, the Seller acknowledges that it is required to provide the Buyer with copies of all documents and correspondence and to supply all details relevant to the replies, whether or not specifically requested to do so.

6. The Seller confirms that pending exchange of contracts or, where there is no prior contract, pending completion of the Transaction, it will notify the Buyer on becoming aware of anything which may cause any reply that it has given to these or any supplemental enquiries to be incorrect.

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ENQUIRIES

1. BOUNDARIES AND EXTENT

In this enquiry, "**Boundary Features**" means all walls, fences, ditches, hedges or other features that form the physical boundary of the Property.

- 1.1 Are you aware of any discrepancies between the boundaries referred to in the title deeds and the Boundary Features?

The Seller is not aware of any such discrepancies – please refer to the enclosed land survey. The Buyer should rely on its own inspection, survey, searches, and review of the title deeds and any other documentation available to it.

- 1.2 Have any alterations been made to the position of any Boundary Features during your ownership or, to your knowledge, earlier?

The Seller is not aware of anything to suggest that any such alterations have been made. However, the Seller has not made its own enquiries or carried out any investigation or inspection and the Buyer should rely on its own inspection and review of the title deeds and other documentation available to it.

- 1.3 In relation to each of the Boundary Features:

- (a) Which of them have you maintained or regarded as your responsibility?
- (b) Which of them has someone else maintained or regarded as their responsibility?
- (c) Which of them have you treated as a party structure or jointly repaired or maintained with someone else?
- (d) Are there any agreements for their maintenance or for the demarcation of any boundary?
- (e) Are any of them subject to a party wall award or agreement?

Please refer to the T marks on the plan annexed to the 1955 Conveyance.

- 1.4 Does any part of the Property lie beneath or above adjoining premises, roads or footpaths?

The Seller has not undertaken a detailed survey or inspection of the Property in relation to adjoining premises, roads, or footpaths. The Buyer is advised to rely on its own survey, inspection, and enquiries.

- 1.5 Are there any adjoining or nearby premises or land which you use or occupy in connection with the Property?

No.

2. RIGHTS BENEFITTING THE PROPERTY

- 2.1 What Rights does the Property benefit from, other than those which are apparent from the copy documents supplied?

Other than any apparent from inspection, the Seller is not aware of any (and the Buyer should rely on its own inspection to identify the same), but the Seller has not made its own enquiries or carried out any further investigation.

- 2.2 Please confirm that all terms and conditions relating to the exercise of any Rights which benefit the Property have been complied with.

Confirmed so far as the Seller is aware, but no warranty of compliance is given.

- 2.3 Have you (or, to your knowledge, has any predecessor in title) registered any notices, cautions against first registration or other entries against any other titles at the Land Registry in relation to any Rights which benefit the Property?

Not to the Seller's knowledge. Please make and rely on your own searches and enquiries.

- 2.4 What are the pedestrian and vehicular access routes to and from the Property?

Please rely on your local search result.

- 2.5 Have you, or to your knowledge has anyone else, applied to modify or discharge any Rights benefitting the Property?

Not so far as the Seller is aware. The Buyer must rely on its own searches and enquiries in respect of any applications which may have been made by anyone else.

3. ADVERSE RIGHTS AFFECTING THE PROPERTY

- 3.1 What Rights is the Property subject to, other than those which are apparent from the copy documents supplied?

Other than any apparent from inspection, the Seller is not aware of any (and the Buyer should rely on its own inspection to identify the same). The Seller has not made its own enquiries or carried out any further investigation.

- 3.2 Please confirm that all terms and conditions relating to the exercise of any Rights to which the Property is subject have been complied with.

Confirmed so far as the Seller is aware but no warranty of compliance is given.

- 3.3 Are there any overriding interests to which the Property is subject?

Not to the Seller's knowledge. The Buyer must rely on its own inspection, searches, and enquiries.

- 3.4 Does the Property, or any property over which Rights are enjoyed, include any land that is currently used or has in the past ten years been used by members of the public for recreational purposes, whether with or without your permission?

Please refer to the 1955 Conveyance. The Seller does not know whether the Property has been used by the public - the Buyer must rely on inspection and consideration of the copy documents provided.

- 3.5 Have you, or to your knowledge has anyone else, applied to modify or discharge any Rights to which the Property is subject?

Not to the Seller's knowledge.

4. PHYSICAL CONDITION

- 4.1 Is the Property now, or has it ever been, affected by any of the following:

- (a) structural or inherent defects;
- (b) subsidence, settlement, landslip or heave;
- (c) defective Conduits, fixtures, plant or equipment;
- (d) rising damp, rot, or any fungal or other infection;

- (e) Japanese knotweed;
- (f) any other infestation; or
- (g) flooding?

Aside from a small area of Japanese Knotweed which was treated via spraying/stem injection, not to the Seller's knowledge but please rely on your survey. For the avoidance of doubt, the Seller is not making any representation about, nor warranting, the condition of the Property.

4.2 Is there any Green Deal Plan affecting the Property?

Not to the Seller's knowledge.

4.3 Has asbestos, or any other substance known or suspected to be unsuitable for its purpose, unstable or hazardous, been used in, or removed from, the Property including Conduits, fixtures, plant and equipment?

Not applicable – this is bare land.

4.4 Please supply copies of the most recent asbestos survey and asbestos management plan for the Property, together with any other relevant information you hold.

Please refer to 4.3.

4.5 Please supply copies of any subsisting guarantees, warranties and/or insurance policies relating to any buildings erected on or major alterations or engineering works carried out at the Property within the last 12 years.

Please refer to 4.3.

4.6 Please confirm that all Conduits, fixtures, plant or equipment in or serving the Property have been regularly tested and maintained and that all recommended work has been carried out.

Please refer to 4.3.

5. CONTENTS

5.1 Please list any fixtures and fittings that will be removed from the Property before completion.

Not applicable.

- 5.2 Other than those belonging to an occupational tenant, please confirm that you own all fixtures and fittings that will remain on the Property free from third party rights.

Not applicable.

6. UTILITIES AND SERVICES

- 6.1 Please list the services available at the Property and confirm which (if any) are connected to the mains and which are metered.

The Property is bare land and the Buyer will need to deal with making such connections as it deems necessary.

- 6.2 Do any parts of the services pass over, under or through any land which is not part of the Property?

The Buyer must rely on their own searches and enquiries of the relevant utility provider.

- 6.3 Does the Property have a communal heating, cooling or hot water system?

Not applicable.

- 6.4 Please provide:

- (a) Copies of the most recent bills for the services referred to at enquiry 6.1;
- (b) The name and contact details of the individual within your organisation who deals with energy supplies relating to the Property and confirm that we may make contact in order to obtain information about the services supplied.

Not applicable.

7. FIRE SAFETY AND MEANS OF ESCAPE

- 7.1 What are the current means of escape from the Property in case of emergency?

Not applicable.

- 7.2 Have you experienced any difficulty in completing the fire risk assessment for the Property or when co-operating with anybody else in order to comply with fire safety regulations?

Not applicable.

- 7.3 Has there been any fire risk recommendation that has not been implemented?

Not applicable.

8. PLANNING AND BUILDING REGULATIONS

- 8.1 Are you aware of any breach of planning law in relation to the construction, use or occupation of the Property?

The Seller has not received notice of any such breach, but no warranty of compliance is given.

- 8.2 Is any building or structure on the Property listed under planning law?

Not applicable.

- 8.3 What works have been carried out at the Property during the last 10 years?

Not applicable.

- 8.4 What changes of use have taken place at the Property during the last 10 years?

Not applicable.

- 8.5 What is the existing use of the Property and how is it authorised under planning legislation?

The Buyer should rely on its enquiries made with the planning authority.

- 8.6 Where you or your solicitor have them, please supply copies of all planning documents and all building regulations consents relating to the Property.

Please obtain any documents you require from the relevant authority.

- 8.7 Have you made an application for planning permission which has not yet been determined by the local authority or are there any other planning proceedings currently taking place in relation to the Property?

Not so far as the Seller is aware, but the Buyer should rely on its enquiries made with the planning authority.

- 8.8 What information do you have about any proposals for the development of any adjoining or neighbouring property?

The Buyer should make its own enquiries of the relevant authority.

- 8.9 Are you aware of any existing or future Community Infrastructure Levy liability relating to the Property?

Not so far as the Seller is aware, but the Buyer should make its own enquiries of the relevant authority.

9. STATUTORY AGREEMENTS AND INFRASTRUCTURE

- 9.1 Are you aware of any outstanding obligations relating to the construction or adoption of the highway, Conduits or any other infrastructure that supplies the Property?

Not to the Sellers knowledge, but the Buyer should enquire of the parties to any such agreement.

- 9.2 Are you required to enter into any agreement or obligation with any planning, highway or other public authority or utilities provider?

The Seller is not aware of any requirement for it to enter into any agreement relating to planning, roads or drainage services, but no warranty is given and the Buyer must rely on its searches and enquiries of the relevant authorities.

- 9.3 Are you aware of anything affecting the Property that is capable of being registered on the Local Land Charges Register but is not so registered?

The Seller is not qualified to determine this and the Buyer takes subject to anything there may be.

10. STATUTORY AND OTHER REQUIREMENTS

10.1 Are you aware of any breach of statutory requirements that relate to the Property or its use or occupation?

The Seller is not aware of any outstanding notice of any such breach from any statutory authority but no warranty of compliance is given.

10.2 Do you have a health and safety file for the Property?

No.

10.3 If the answer to enquiry 10.2 is yes

(a) Is the file at the Property and available for us to inspect?

(b) In what form will the file be provided to us upon completion?

Not applicable.

10.4 Please supply a valid Energy Performance Certificate (EPC) for the Property.

Not applicable.

10.5 Where the Property has an EPC rating of F or G, please supply a copy of any information or evidence used to support any registration in the Exemptions Register established under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015.

Not applicable.

10.6 Please confirm when the air conditioning at the Property was last inspected and provide a copy of that inspection report.

Not applicable.

10.7 Please supply details of any grant made or claimed in respect of the Property including circumstances in which it may have to be repaid.

The Seller has not claimed any such grant in respect of the Property.

10.8 If the Seller is an overseas entity as defined in section 2 of the Economic Crime (Transparency and Enforcement) Act 2022:

- (a) Has it received a notice under section 1092A of the Companies Act 2006?
- (b) Has it complied with the duty to provide information in response to that notice?

Not applicable.

11. ENVIRONMENTAL

11.1 Where you or your solicitor have them, please supply copies of all environmental and flood risk reports that have been prepared in relation to the Property.

The Buyer should rely on its own environmental reports and surveys.

11.2 Please supply a copy of all statutory authorisations under all environmental law for the current uses of the Property (if applicable).

The Buyer must form its own view on this and should rely on its own environmental reports and surveys.

11.3 Are there, or have there ever been, any above or below ground bulk storage tanks at the Property? If so, please confirm the contents and age of those tanks (or estimate the age as accurately as possible).

Not to the Seller's knowledge.

11.4 Please confirm that you are not aware of any breach of any environmental law relating to the past or present use or occupation of the Property or for substances in, on, at or under the Property.

The Seller is not aware of any outstanding notice of any such breaches of environmental law from any appropriate statutory bodies.

11.5 Please confirm that you are not aware of any environmental incidents including the leaking or discharging of any substances at the Property or on or at any nearby properties.

The Seller has not received notice of any environmental incidents. The Seller cannot and does not make any warranty or representation about the land in the vicinity of the Property. The Buyer must rely on its own searches and enquiries.

12. OCCUPIERS

12.1 Does anyone apart from you have any right to use or occupy the Property?

Except where apparent from the title documentation supplied, the Seller is not aware of any.

12.2 If the Property is vacant, when and why did it become vacant?

Bare land.

13. INSURANCE

13.1 Have you ever experienced any difficulty in obtaining insurance cover for the Property at normal rates and subject to normal exclusions?

The Property is not insured – it is bare land.

13.2 Please give details of any outstanding insurance claims in relation to the Property.

Not applicable.

13.3 If the buildings insurance policy is to remain in place after exchange of contracts, please supply a copy of the policy and schedule of insurance cover.

Not applicable.

13.4 Please provide a copy of any other insurance policies relating to the Property (together with the proposal form and other material correspondence with the insurers) including any title indemnity insurance policies.

None so far as the Seller is aware.

13.5 Please provide details of any breaches of any insurance policies relating to the Property.

Please refer to 13.1

14. RATES AND OTHER OUTGOINGS

- 14.1 Have any works been carried out to the Property which may cause the rateable value of the Property to be reviewed?

Not applicable.

- 14.2 Have you or any occupier of the Property, made any claim for void period allowance or for exemption from liability from business rates? Is any claim pending/outstanding?

Not applicable.

- 14.3 Are there any other outgoings relating to the Property not referred to elsewhere in these enquiries?

Not applicable.

- 14.4 Please supply the most recent bills for business rates and all other outgoings relating to the Property.

Not applicable.

- 14.5 If the Property is subject to a Business Improvement District Arrangement, please give details of any levy currently payable.

Not applicable.

15. NOTICES

Please supply a copy of any notices affecting the Property that you or your predecessors or any tenant or occupier have given or received and confirm that those notices have been complied with.

Any which the Seller itself has received and retained are provided with the title documentation. The Seller would not have in its possession any notices received by previous owners, tenants or occupiers.

16. DISPUTES

Please provide details of any outstanding complaints or past, current or likely disputes affecting the Property its use and occupation.

So far as the Seller is aware, there are no current disputes relating to the Property. The Seller does not propose to check old correspondence files to find out about historic disputes, if any.

17. SDLT ON ASSIGNMENT OF A LEASE

In this enquiry, Lease is any lease under which the Property is held and which is to be assigned by you in the Transaction.

- 17.1 Where the Lease or the substantial performance of the agreement to grant the Lease or any event since the grant of the Lease constitutes a transaction notifiable for SDLT purposes, including the payment of a premium for the grant of the Lease or any assignment of it, please provide copies of all land transaction returns and certificates issued by HMRC certifying notification.

Not applicable.

- 17.2 Is there any potential or actual outstanding SDLT liability, including any resulting from the settlement or determination of any rent reviews or other provision for varying the rent or settlement or determination of any contingent, uncertain or unascertained rents?

Not applicable.

- 17.3 Were any SDLT reliefs claimed on the grant of the Lease and, if applicable, on the assignment of the Lease to you that would result in the assignment of the Lease by you being deemed to be the grant of a new lease?

Not applicable.

18. DEFERRED PAYMENT OF SDLT

Please give details of any deferred payment of SDLT which is outstanding in respect of the Property, together with copies of the original land transaction and all relevant correspondence with HMRC.

Not applicable.

19. VAT

- 19.1 If you are registered for VAT, please supply your VAT registration number.

131 8988 43

- 19.2 Please state whether the Transaction is to be treated as a transfer of a business as a going concern ('**TOGC**') and therefore outside the scope of VAT.

Not applicable.

- 19.3 If enquiry 19.2 does not apply, is the Transaction standard-rated for VAT purposes as a result of either:

- (a) the exercise of an option to tax in relation to the Property; or
- (b) compulsory standard-rating?

The Property has not been opted to tax.

- 19.4 If the answer to enquiry 19.3 is yes, please provide a copy of either:

- (a) the option notice given to HMRC, together with a copy of HMRC's acknowledgement; or
- (b) evidence of the reason that compulsory standard-rating applies to this transaction.

N/A.

- 19.5 If the Transaction is not standard-rated for VAT purposes, please state if it is zero-rated, exempt or outside the scope of VAT other than by reason of being a TOGC.

Exempt.

20. CAPITAL ALLOWANCES

- 20.1 Is there anything in the Property upon which a capital allowances claim can be based?

Not applicable.

- 20.2 If the answer to enquiry 20.1 is yes, please give details and copy documents including the name and contact details of your capital allowances advisor and confirm that we may make contact direct to ascertain any required capital allowances information.

Not applicable.