

North Church House

Property Information

Developer	One Heritage Group PLC (LSE:OHG) Company Number 12757649
Builder	TBC
Address	84 Queen Street, Sheffield, S1 2DW
Site Area	28,121 ft ²
No. Of Units	58 Units Studio - 21 1 Bedroom - 26 2 Bedroom - 11
Storey	7 (include Basement)
Ceiling Height	Approx. 2400mm
Car Park	2 parking space only for rent to tenants
Tenure	Leasehold with a 250 years lease
Warranty	Structural guarantee to be provided by Buildzone (TBC)
Estimated Completion	Approx. 2023 Q1-Q2

Ground Rent	0.1% of property purchase price
Service Charge	~£2.14 per sq ft per annum (anticipated)
Property Management Company	A One Heritage Group Company
Letting Management Company	One Heritage Property Services Limited
Letting Management Fee	8.5% + VAT
Reservation Fee	£2,500
Deposit	15% (£2,500 reservation fee included)
Legal Fee	£1,500 + VAT

Terms of Payment

Payable on reservation	£2,500
Exchange of contracts within 28 days of receipt of contract documentation from Seller's Solicitors	-
Payable on exchange	15% deposit (less reservation fee)
Payable on completion	85% balance payable upon completion

Documentation Required for Reservation

Sales to individuals:

- Copy of Identity Card / Passport
- Copy of address proof

Sales to companies:

- Copy Certificate of Incorporation
- Copy Memorandum and Articles of association
- Evidence of Company's registered address
- List of Directors and Shareholders (the Register of Members)
- Individual copy of Identity Card / Passport and proof of address (as above) for at least 2 Directors and (Major) Shareholders (if applicable)

Seller Solicitor

Name	Gateley Legal
Main Contact 1	Keelie Evans
Email	keelie.evans@gateleylegal.com
Telephone	+44 1618 3678 29
Main Contact 2	Helen Gregory
Email	Helen.gregory@gateleylegal.com
Telephone	+44 1132 0411 95
Address	Minerva 29 East Parade Leeds LS1 5PS

Buyer Solicitor (Suggested)

Company Name	Chan Neill Solicitors
Main Contact	Jenny Chen
Email	jchen@cnsolicitors.com
Phone	+44 (0) 20 7253 7781
Address	107 Charter House St London EC1M 6HW 36 Upper Brook Street London W1K 7QJ
Languages	English, Cantonese and Mandarin
About	Chan Neill Solicitors is one of the leading law firms in London that acts for clients of all types. They are multifunctional law firm and can cater for the specific requirements of both international and domestic markets for clients' legal requirements within the UK.