



Established 1898
CHARTERED SURVEYORS

Martin Walsh

Date: 14th March 2018
Our Ref: DKF/ LPA 375
E-mail: dfoskett@coppingjoyce.co.uk
Direct line: 020 7749 1049

Dear Mr. Walsh,

RE: 94 ROPE STREET, LONDON SE16 7TF

We confirm that we have been appointed as LPA Receivers in respect of the above matter and enclose herewith a copy of our Appointment. We have insured the property under our standard Receiver's Insurance, however, if you have any details of an existing policy that we could note our interest on, we would be delighted to hear from you.

Please contact this office so we might discuss any tenancies, length of leases, payment records etc, and to discuss marketing of the property and general disposal strategy in due course.

The receivers' fees in this case will be 1% percent of 'realisation' of the potential market value following a sale or refinance, or fees based on an hourly rate, whichever is the greater (minimum of £5,000 plus VAT). Should this case become protracted, additional fees may be chargeable, and calculated on a time cost basis. These fees do not include further professional fees (plus holding costs), for example agency, legal, management, insurance etc.

We look forward to hearing from you.

Yours sincerely

**David K Foskett Dip Surv MRICS
FNARA RPR ACILEX**

Yours sincerely

Richard Alford MRICS

Enc

COPPING JOYCE SURVEYORS LIMITED

Acting as joint LPA Receivers in respect of the above property

Please note that partners, directors and employees of Copping Joyce Surveyors Limited acting as LPA Receivers and Fixed Charge Receivers do so solely as agents of the borrower without any personal liability on their part or on the part of their agents in respect of any contractual or other obligation howsoever incurred or arising.



27 Phipp Street London EC2A 4NP
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RG Alford BSc MRICS DK Foskett DipSurv MRICS FNARA RPR ACILEX

Adrian Judge BSc (Hons) MRICS John Giblin MA MRICS

CJS5 July 2017 (V4)

Copping Joyce Surveyors Limited Registered in England No. 08380380 Registered Office: as above

This Appointment of Receivers is made on the

14th day of MARCH 2018 by BARCLAYS BANK PLC whose registered office is at 1 Churchill Place, London E14 5HP (*hereinafter called "the Bank"*)

Whereas:

(1) By a legal charge (*hereinafter called "the Charge"*) short particulars whereof are set out in the Schedule hereto the property therein described is charged to the Bank to secure the monies and liabilities therein mentioned.

(2) Demand for payment of monies due to the Bank and secured by the Charge has been made and default has been made in such payment and/or the Mortgagor has requested the Bank to appoint a receiver and manager of the said property pursuant to the Charge.

Now it is hereby declared as follows:

1. In exercise of the power contained in the Charge and of all other powers (*if any*) enabling it the Bank HEREBY APPOINTS:

David Foskett and Richard Alford of Copping Joyce Surveyors Limited, 27 Phipp Street, London EC2A 4NP

(*hereinafter called "the Receivers"*) to be the receivers and managers of the said property comprised in the Charge with power to exercise with regard thereto all powers and authorities conferred by the Law of Property Act 1925 (*hereinafter called "the Act"*) and by the Charge and otherwise, and where joint receivers and managers are appointed any act required or authorised to be done by them may be done by any one or more of them.

2. The Bank HEREBY DIRECTS the Receivers after providing for the matters specified in the first three paragraphs of sub-section (8) of Section 109 of the Act to apply all monies received by them in or towards the discharge of the principal monies and interest secured by the Charge.

The Schedule above referred to

Date of Charge	Mortgagor (<i>and Company Number if applicable</i>)	Property
22 December 2006	Martin Walsh	Leasehold property being 94 Rope Street, London SE16 7TF (Title No. TGL37412)

SIGNED BY:
duly authorised for and on
behalf of BARCLAYS BANK PLC
in the presence of:


PHILIP BAILEY

Witness: G. M. BRAND. 

Address: NISABA HOUSE, FLEET HAMPSHIRE, GU51 3TZ.

Occupation: BANK OFFICIAL.



WRITTEN ACCEPTANCE OF APPOINTMENT BY RECEIVER

To: Barclays Bank PLC
1 Churchill Place
London
E14 5HP

From: David Keith Foskett MRICS FNARA RPR ACILEx
Copping Joyce Surveyors Limited
27 Phipp Street
London EC2A 4NP

and
Richard Alford MRICS
Copping Joyce Surveyors Limited
27 Phipp Street
London EC2A 4NP

(together "The Receiver")

We each hereby accept Appointment as Receiver of:-

1. The property known as **94 Rope Street, London SE16 7TF** registered at H M Land Registry under **Title Number TGL37412**
2. All rent and other income derived from such property.

In accordance with the Deed of Appointment received on **14/3/18** at **11** hours **27**

David K Foskett

Date: **14/3/18**

Time: **11:30**

Signed

Richard Alford

Date: **14/3/18**

Time: **11:35**

Signed