



Hebble Wharf Leaseholders  
Hebble Wharf  
Navigation Walk  
Wakefield  
WF1 5RD

17 March 2017

Freehold Investment Limited,  
c/o 84 Waterford Road,  
London.  
SW6 2DR

Dear Sir/Madam

**Hebble Wharf, Wakefield : Section 5 Offer : Landlord and Tenant Act 1987**

I write further to our letter dated 20 February 2017, in which we accepted your offer of first refusal to purchase the headlease on Hebble Wharf, Wakefield.

As you know, at the time of writing that letter, we had support from the majority of qualifying tenants to proceed with acceptance of the offer and were confident of securing the necessary funding to proceed with the purchase.

However, from information received via your client's solicitors it transpires that the projected income from ground rents is substantially less than we had previously been led to believe, following the sale of the remaining unsold apartments on 998 year leases with (effectively) no ground rent payable. As a result, a majority of leaseholders no longer consider the purchase of the headlease to be a viable proposition and accordingly we are now withdrawing our acceptance of the offer with immediate effect. This notification is made within four weeks of the acceptance notice being issued in order to avoid further costs.

I would like to take this opportunity to say that the individual leaseholders of Hebble Wharf remain committed to achieving a positive relationship with the new head leaseholder and with their managing agent and we have used the opportunity presented by this offer to formally establish a Residents and Owners Association to represent the interests of property owners at Hebble Wharf. Our aim is to seek recognition for the Association in accordance with ARMA guidelines.

Yours faithfully

John C Hodgkins  
On behalf of Hebble Wharf Leaseholders

cc Esther Galloway, Waterfront Wakefield (Hebble Wharf) Limited  
cc Norah Keany-Corr, Chair, Hebble Wharf Residents and Owners Association