Mr M J O'Sullivan

24 Peveril Crescent

Chorlton

Manchester

Lancs

M21 9NS

**Our Ref: JOHCO//O2694/1**

**1st November 2024**

Dear Mr O'Sullivan

**RE: P/o 28 Derby Street**

I am delighted to confirm that, in accordance with your instructions, completion of your purchase took place as planned.

I am now dealing with a number of post completion formalities. This includes the payment and submission of your Stamp Duty Land Tax liability and making an application to the Land Registry to record your interest in the Property.

Please be aware that unfortunately the Land Registry service continues to experience very significant processing delays especially in the case of registering new leases or new build properties. You should be aware that these type of applications can take up to two years to be processed by the Land Registry. Titles which are already registered should be processed much more quickly but in some cases can still take up to six months to be completed.  Please be assured that delays to registration do not mean that you do not legally own your property, but we appreciate you may be frustrated with the very slow Land Registry process. In limited circumstances the Land Registry will expedite an application where you can provide evidence that you are arranging a new mortgage or selling the property, but otherwise regrettably the application will be queued. We shall of course let you know as soon as registration has taken place and send you a copy of the title information document to show you as the new owner of the property.  In the meantime if your circumstances change and you would need an expedited application, please do contact us.

In the meantime, may I take this opportunity of thanking you for your kind instructions in the matter and of wishing you every success with your new property. If I can be of assistance to you at any time in the future, please do not hesitate to contact me.

With kind regards,

Yours sincerely

**John Corkill**

**Setfords Solicitors**

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