Important Information
Regarding your Property Purchase

Beresfords

Memorandum of Sale

01/07/2026

Address 12 Willowherb Walk Romford RM3 8JP	**Price** £375,000 *Subject to contract and survey* **Tenure** Freehold **To Include** N/A
Vendor Mr Tomasz Piekarski and Mrs Alicja Piekarska 12 Willowherb Walk Romford RM3 8JP	**Purchaser** Mr Mark Rosales 144 Hedgemans Road Dagenham RM9 6DJ
Vendor's Solicitor F Barnes 20 Balgores Square Gidea Park Romford Essex RM2 6AU	**Purchaser's Solicitor** Juno Property Lawyers Limited 43-51 New North Road Old Street London N1 6LU

Attention	Rochelle Meheux	**Attention**	Charles Jacobs
Telephone	01708743727	**Telephone**	0203 856 3339
Email	rochelle.meheux@fbarnes.co.uk	**Email**	hello@juno.legal
Dx No.		**Dx No.**	

Vendor's Moving Arrangements VACANT - LIVE ABROAD	**Items to Include/Exclude** N/A
Purchasing Position FIRST TIME BUYER - NON-DEPENDENT - RENTING	**Marketing Status** THE PROPERTY HAS BEEN REMOVED FROM THE MARKET - SSTC
Purchasers Financial Arrangements FLAGSTONE, VIA BERESFORDS HAROLD WOOD OFFICE, MORTGAGE ADVISER MARK ODOGWU	**Special Conditions and Remarks** N/A
Local Authority LONDON BOROUGH OF HAVERING	***Any other business:***

Important Information

01/07/2026

Disclosure of Interest

Under the Estate Agents Act 1979 we must declare to all parties involved if an employee or connected person to this company wishes to sell or purchase a property. The term "related" refers to any family members and also applies to common law relationships. "Connected persons" under the terms of the Estate Agency Act refers to any other relationship, such as a business relationship, that may exist between companies or individuals. The Estate Agency Act does not prohibit any such person purchasing or selling a property through the Company but a declaration of interest must be made and specific procedures followed. If you are aware of any such connection, you must advise us immediately.

The Day You Move In

On exchanging, a completion date will be agreed and this is the date you own your new home. If moving arrangements are such that we will be holding keys for the property you are purchasing, please ensure you contact us before calling into collect them. Under no circumstances are we allowed to release keys until we have received confirmation from the seller's solicitor that we are able to do so.

Promotional Material

We may occasionally use photographs and or details of a property for general marketing purposes. Should this not be acceptable, it is important that you advise us in writing, an e-mail is sufficient, to advise us of your wishes.

Financial Services

Part of our duty of care to our client i.e. the seller, we have to verify the purchasing position of any buyer and this may include one of our Financial Advisers obtaining details from you of how the purchase of the property is to be funded. If required, we can obtain quotes and arrange a mortgage on your behalf but we would stress that you do not need to arrange a mortgage through us to purchase a property. We do however believe that the sales process will be speedier and simpler if we were to arrange mortgages for those involved. Should this occur, we would earn a commission from the Lender or Insurance Company.

Linked Sales to Your Property

To assist the sale of your property and to help overcome chain problems that can occur, we have a network of residential offices across Essex and into Greater London and in many cases we can assist you in making your move quicker and simpler. If you require assistance in this respect, please contact us immediately.

Conveyancing

We can recommend to you a legal representative familiar with the local market. Should we do so, in some cases, we may receive a referral fee of up to £170.00 plus VAT for a transaction. We would stress that any such fee paid would be by the legal representative, not you the client. We would stress that these companies are fully independent of Beresfords and will act solely on your behalf and making sure your interests are protected at all times.

Any charge for conveyancing services will not affect whether or not you take other products or services offered by Beresfords. You are free to choose to instruct a legal representative recommended by us but there is no obligation for you to do so. You are completely at liberty to choose to instruct other legal representatives should you so wish.

Surveys

We have a skilful and very highly experienced survey division that can assist you with either a Building Survey or a Home Condition Report on the property you wish to purchase. As you are purchasing through us, you would receive a discount to reflect this. For further information please contact our Survey Division on 01245 422796.

The Property Ombudsman for Estate Agents Scheme (TPOS)

We are members of the TPOS and abide by the TPOS code of practice. You agree that we may disclose information relating to the purchase of your property to the Ombudsman if you have registered a compliant and he asks for it.

You also agree that we may disclose your contact details to the TPOS if they ask for it, to assist in their monitoring of our compliance with their code of practice.

Guide to the Anti Money Laundering Regulation

01/07/2026

The Anti Money Laundering Regulations 2003 were introduced to prevent the financing of terrorism and criminal activities. They require many service providers, including estate agents, banks, solicitors and financial advisers, to carry out identity checks and report suspicious behaviour.

Before acting on your behalf, the law requires us to obtain proof of your identity and address. The following documents are the only ones acceptable. One from each section is required and they must be originals, not photocopies.

Proof of Identity

- Current signed passport
- Current full UK/EU photo card driving licence
- Current full UK driving licence (old style)
- Residents' permit issued by the Home Office to EU Nationals
- Inland Revenue tax notification statement containing current address
- Firearms certificate

Proof of Address

- Current full UK/EU photo card driving licence
- Current full UK driving licence (old style)
- Utility bill issued within the last 3 months (excluding mobile phone bills)
- Local authority Council Tax bill valid for the current year
- Recent bank, building society or credit union statement containing current address
- The most recent original mortgage statement for the current year

Note:

- Only original documents can be accepted
- A driving licence can be used as proof of identity OR address, but not both
- Provisional driving licences cannot be accepted

Prevention of Money Laundering and Terrorist Financing Policy Statement

In view of the type of business conducted, Beresfords Group Limited, along with its subsidiary companies, takes its responsibilities in respect of the above seriously.

As such, any suspicious activity would be reported to the National Crime Agency (NCA).

The company has a commitment to training and informing its staff in respect of the Company's requirements and the individual's responsibilities in this respect.

Underlining the Company's commitment to these measures, training, advice and reporting will be allocated to individuals at either senior management or directorship level.

Beresfords Group Limited acknowledge its business can be vulnerable to money laundering or other serious crime related activity and has a policy of doing all possible to mitigate these risks.

Specific procedures are in place in terms of identity checking prior to the establishment of a business relationship and for the advice and reporting of suspicious activities. These systems will be monitored at local level by the Branch Manager or equivalent and will also be subject to regular and random checking as part of compliance audits carried out by the Company's Compliance Officer.