

14th November 2015

Mr and Mrs F Cremin
Down Farm House
The Pry
Purton
Swindon
SN5 4JP

Dear Mr and Mrs Cremin

Re: The Cottage Down Farm 1747602

It was a pleasure to meet with you at your above property and I acknowledge your verbal instruction to let **The Cottage** at a negotiable marketing figure of £[REDACTED] furnished/unfurnished. I would be grateful if you could kindly sign and return our Letting Authority and Terms of Business at your earliest convenience, as regrettably failure to do so may affect the marketing of your property.

As discussed, in order to comply with the Money Laundering Regulations 2007, two original forms of identification for each owner of your property are required. One document should contain photographic identification (either a passport or driving licence) and one provide proof of your current address within the last three months, such as a copy of a utility bill or bank statement. Certified copies of these documents will be held securely on file.

Your property has now been placed within our lettings portfolio. Our marketing strategy to achieve maximum exposure of **The Cottage** within the lettings market is to immediately advertise it on our website which receives an average of over half a million page views a month. Our website automatically feeds into the most popular UK property portals which ensure your property is made available to thousands of prospective tenants on a daily basis.

In addition, it has been placed in our many eye-catching advertisements, branch window cards and targeted mail outs. A 'search and matching' process through our extensive and wide-ranging applicant data base will also be undertaken.

You will be contacted on a regular basis and provided with a progress report on the marketing activity and, of course, will be informed immediately suitable prospective tenants are found.

As discussed you have elected to use our Let Only service and we confirm that our fee will be £[REDACTED] plus VAT of the first month's rent, £[REDACTED] plus VAT for the Inventory & £[REDACTED] plus VAT for the deposit registration.

I confirm the property will be available from now but please remember a minimum of three full working days is required between the availability date and the commencement of a tenancy. It is therefore essential that all cleaning and repairs are completed prior to the preparation of the inventory to ensure it accurately reflects the true condition of the property before any tenant takes up occupancy.

367 000

Mr F Cremin
THE COTTAGE
THE PRY
PURTON
SWINDON WILTSHIRE
SN5 4JP

Electricity
Supply



398



A warm welcome to your new home - and to British Gas

Dear Mr Cremin

We've recently been told you've moved home - we hope everything went well, and that you've finished unpacking and are settling in. As the existing supplier for your new home, we're pleased to let you know we've set up a British Gas electricity account in your name.

Just so you know, right now you're on our Standard tariff - this isn't the cheapest tariff you can get with us.

To make sure you're on the best tariff for you, and that you're not missing out on a better deal, just call us free on 0800 048 0202*.

You'll find everything you need to know about your new account in the panel on the right. And you'll find a summary of your tariff over the page. We've also enclosed your Energy Supply terms and conditions, please take some time to have a look at them.

You're paying by Cash or Cheque

Paying by cash or cheque is quite simple really, you just need to pay when you get your bill.

Just to let you know, our Direct Debit options are better than ever. Now you have the chance to spread your payments throughout the year, and change how much you pay each month, with Direct Debit Flex. It even lets you take payment holidays, for up to two months a year. Find out more at britishgas.co.uk/ddflex

Any questions

Please visit britishgas.co.uk/help or simply call us on 0800 048 0202*.

We hope you'll be happy in your new home. If there's anything else we can do for you, just let us know. And don't forget you can switch your tariff any time you want by calling us, or if you manage your account online by visiting britishgas.co.uk

Yours sincerely

Matt Idle
Managing Director, Energy Customer Service

Contact us



britishgas.co.uk/help



0800 048 0202*

Mon - Fri 8am - 8pm, Sat 8am - 6pm.
Have your latest meter reading handy.



British Gas, PO Box 227,
Rotherham, S98 1PD

Your Customer Reference Number

Letter reference:

Date: 20 November 2015

Everything you need - at a glance

We're supplying your - Electricity

At - THE COTTAGE, SN5 4JP

We started supplying your electricity on - 31 October 2015

We've opened your account with this meter reading:
Electricity - 02601

Your electricity tariff is - Standard

You're paying for your electricity by -
Cash or Cheque

11 January 2016

Mr F J Cremin
Down Farm House, The Pry
Purton
Swindon
SN5 4JP

Dear Mr Cremin

Signature Home Insurance Policy Number: [REDACTED]

Your Signature Home Insurance policy falls due for renewal on 07 February 2016.

Policy Wording Update – We have pleasure in inviting you to renew your policy with us on the basis of our latest Signature Home Insurance policy wording and details of these changes are enclosed. We can, on request, send you a full updated copy of our policy wording either in a .pdf format by email or as a hard copy by post.

Statement of Fact – Please ensure that the information you have provided to us and contained in the enclosed Statement of Fact remains an accurate and complete record of what you have told us. If any of this information is an incorrect statement or if any of your circumstances have changed, please contact us immediately.

Important Information – Please ensure that you read the attachment headed 'Important Information relating to the renewal of your Signature Home Insurance policy'.

Inflation Protection – In accordance with the appropriate indices

Your Premium – The premium to renew your policy, based on the individual details that you have provided, is shown on your schedule.

You currently pay your premium by Direct Debit. Please refer to the enclosed Loan Agreement which outlines your monthly collections, the amount of credit charge that we have applied and the Direct Debit Guarantee. There are no additional fees, charges or taxes. If all of these details are acceptable, you need take no further action and your policy will renew automatically.

Should you require any changes to the sums insured or cover, please let us know and we'll then advise you of any adjustment to the premium or terms.

Subsidence or Flood Risk Areas – Finally, we would like to bring your attention to the fact that insurers generally will have limitations for certain postcode areas where risk factors such as flood or subsidence are considered to be greater than normal. We would therefore advise you to ensure that you have adequate alternative insurance cover in place in the event that you make a considered decision to allow our policy to lapse.

We do, of course, hope that you will renew your policy with us for a further year and thank you for choosing Covea Insurance plc to meet your insurance requirements.

Covea Insurance plc

50 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4JX. Telephone: 0330 134 8300* www.coveainsurance.co.uk

*To make sure we maintain a high quality service, we may monitor or record calls

Registered in England and Wales No. 613259. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority No. 202277
The registered address is Norman Place, Reading, RG1 8DA

KH2255 01.16

Leaders Limited
16 Market Place
Faringdon
Oxfordshire
SN7 7HP

Mr F Cremin
Down Farm House
The Pry
Purton
Swindon
Wiltshire
SN5 4JP

Invoice/Statement Date: 08/02/2016
Statement Number: 1

Property: The Cottage, Down Farm, The Pry, Purton, Swindon, Wiltshire, SN5 4JP

Date	Description	Reference	Net	Vat	Gross
	Brought forward from statement				
Income					
	Receipt: Rent Demand (full payment)				
	Total income				
Expenditure					
Fees					
05/02/2016	TDS Registration	05/02/2016 - 04/02/2017			
08/02/2016	Intro Commission				
08/02/2016	Energy Performance Certificate				
08/02/2016	Inventory				
	Total fees				
	Total expenditure				
	Net Funds				
	Payment				
	Balance carried forward				

26th January 2016

for your records

TENANCY SCHEDULE

Details of the proposed tenancy subject to contract. Please check these details carefully and contact this office on 01367 244063 or faringdon@leaders.co.uk should you wish to query any details.

Property Address	The Cottage, Down Farm, The Pry, Swindon, Wiltshire, SN5 4JP
Proposed Tenants	Lee Jason Buchanan and Gaye Fiona Green
Landlord Details	Mr Fredrick Cremin
Permitted Occupants / Children	
Right to Rent	In accordance with the Immigration Act 2014 we will undertake the necessary checks to confirm your proposed tenant's right to remain and rent in the UK prior to tenancy commencement. Confirmation will be sent in writing should our checks highlight a time limit on your tenant's right to rent. Advice will be given if a proposed tenant is found to have no right to rent and remain in the UK.
Rent	£ per month
Tenancy Deposit	The tenancy deposit will be protected in accordance with the Tenancy Terms and Conditions
Utilities	Council Tax, water and utilities payable by tenant
Tenancy Dates	05/02/2016 - 05/02/2017
Renewals	Subject to negotiation and rent review
Specially Negotiated Clauses	Insurance No smoking Tenant to maintain garden At the end of the tenancy the tenants are to ensure the oil tank is left full as per ingoing inventory Water rates included, ✓ Property, Windows, Carpets & Oven all to be professionally cleaned Room/Garage not made available for a tenant. Please note that if the tenant is not permitted access to the whole property as valued for Council Tax purposes the Local Authority may deem the landlord to be liable for the Council Tax regardless of the terms contained in our Tenancy Agreement.
Furnishing	Unfurnished - Curtains as per inventory
Inventory	Arranged by Leaders
EPC	With effect from 01.10.2008 all let properties must have an Energy Performance Certificate detailing the energy rating of the property
Property Management	Introduction Only (Flat fee) As you have instructed us on a tenant find only basis – contact details for the parties will be exchanged on completion and your tenant will contact you with respect to all matters relating to the property, its maintenance and all tenancy and rent management issues.
Agreed arrangements with the Parties (The Property is taken 'as seen' unless specified prior to the start of the Tenancy)	Let as seen

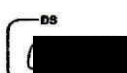
Supplemental Agreement

This Agreement is supplemental to an Agreement (the Principal Agreement) dated (05/02/2016) between the Landlord and Tenant (the Parties).

1. SUPPLEMENTAL AGREEMENT DATE	
2. LANDLORD	Fredrick John Cremin of Down Farm House The Pry Purton Swindon SN5 4JP
3. TENANT	Lee Jason Buchanan Gaye Fiona Green
4. THE PROPERTY	The Cottage Down Farm The Pry, Purton Swindon Wiltshire SN5 4JP
5. WHEREAS	1. The Parties desire to extend the term of the Principal Agreement in respect of the Property. 2. The terms and conditions of the extended period shall be the same as in the Principal Agreement except as amended by this Agreement.
6. IT IS HEREBY AGREED	1. The term of the Principal Agreement shall be extended for a further period expiring on the 04/02/2018. 2. The rental for such extended period shall be the rent of [REDACTED] per calendar month. 3. Payable in advance by cleared funds by one standing order mandate on or before the 4th day of each month. 4. Payable to the Landlord 5. [REDACTED]

Exp 4/2/2018

1736569/rev 20th January 2017

© Leaders Limited 	Initials  
Read this document carefully and thoroughly. Once signed and dated this Tenancy Agreement will be legally binding and may be enforced by a Court. If you are in any doubt about the content of this Tenancy Agreement, we recommend that you seek independent legal advice before signing.	

Revenue Service
Wiltshire Council
Collections - Council Tax
P.O. Box 4385
Trowbridge
BA14 4DS

Tel: 0300 456 0109
e-mail: counciltax@wiltshire.gov.uk
web: www.wiltshire.gov.uk

Wiltshire Council

Where everybody matters

COUNCIL TAX BILL 2018/2019

Reason for bill: Payment Method Change

DATE OF ISSUE	19/12/2018	ACCOUNT REFERENCE	
MR FRED CREMIN DOWN FARM THE PRY PURTON SWINDON WILTS SN5 9JP P11614738-000404:1/1		PROPERTY REFERENCE	
		ADDRESS OF CHARGEABLE PROPERTY (IF DIFFERENT)	
		THE COTTAGE DOWN FARM THE PRY PURTON SWINDON SN5 4JP	

Dotpost activation code:

The Council Tax for your property band is calculated as follows

Wiltshire Council *
Wilts Council Adult Social Care Levy *
Police & Crime Comm. Wilts & Swindon
Dorset & Wiltshire Fire And Rescue
Purton Parish Council

Percentage Change	Amount
-------------------	--------

3.0%

3.0%

7.0%

3.0%

2.0%

Charge for your property in band F

The overall difference compared to previous years is 5.7%

Charge for 22-JUL-2018 to 31-MAR-2019

0% Empty Property Discount

Payments Received As At Date Of Issue

AMOUNT DUE

*The council tax attributable to Wiltshire Council includes a levy to fund adult social care (this is shown as a separate item from the main charge). Both the Wiltshire Council main charge and the Adult Social Care Levy are calculated as percentage increases on the 2017/18 total charge. Please see the enclosed council tax leaflet or our website for more information. Please note that all percentage change figures are shown to 1 decimal place.

Wiltshire Council will keep and use your personal information in line with the requirements of the General Data Protection Regulations 2016 and the notice we have previously issued to you.

PAYMENT INSTRUCTIONS:

INSTALMENTS WILL BE COLLECTED BY DIRECT DEBIT ON THE DATE(S) SHOWN BELOW

15-JAN-2019

15-FEB-2019



Barcode is for Post Office use only

297 111

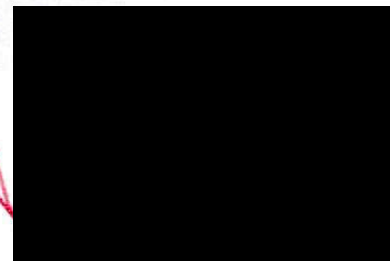
Mr F Cremin
The Cottage
THE PRY
PURTON
SWINDON WILTSHIRE
SN5 4JP

3561300011923C000001085600100228001

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*Hand
Chen*

Your electricity bill

Your customer number:

Bill date:
23 Jan 2019

Bill period:
31 Oct 2018 - 22 Jan 2019

1

What do I owe?

Your
payment is

£



Electricity tariff: Temporary Oct 2019, ending 31 Oct 2019

See step 4 for more details about your
account and tariff

Your electricity use was

64 kWh (kiloWatt hours)

2

When do I pay?

Your payment is due by **6th February**

Your payment slip can be found on the last page of this bill

3

Could you pay less?

Remember - it might be worth thinking about switching your tariff or supplier.

Personal Projection is our estimate of your energy costs (including VAT & other discounts) for the next twelve months and is based on previous actual consumption. This could be affected by future tariff, price or consumption changes.

Your electricity Personal Projection is £



Cheapest Similar and Overall Tariff

Save £ by switching to Temporary Oct 2019 ☐ Fixed tariff

☐ Direct Debit only. Tariffs may have eligibility criteria, exit fees, different Ts and Cs and can be withdrawn at any time.

Find out more at britishgas.co.uk/tariffs

To pay your bill go to
britishgas.co.uk/makeapayment

Call our 24 hour automated line on
0333 202 9524

Revenue Service
Wiltshire Council
Collections - Council Tax
P.O. Box 4385
Trowbridge
BA14 4DS

Tel: 0300 456 0109
e-mail: counciltax@wiltshire.gov.uk
web: www.wiltshire.gov.uk

Wiltshire Council

COUNCIL TAX BILL 2021/2022

Reason for bill: Liability Amendment

DATE OF ISSUE

23/04/2021

ACCOUNT REFERENCE

ADDRESS OF CHARGEABLE PROPERTY (IF DIFFERENT)

MR FRED CREMIN
DOWN FARM
THE PRY
PURTON
SWINDON
WILTS
SN5 4JP

THE COTTAGE DOWN FARM
THE PRY
PURTON
SWINDON
SN5 4JP

Dotpost activation code:

The Council Tax for your property band is calculated as follows

Wiltshire Council *
Wilts Council Adult Social Care Levy *
Police & Crime Comm. Wilts & Swindon
Dorset & Wiltshire Fire And Rescue
Purton Parish Council

Percentage Change

Amount

2.0%

3.0%

6.9%

2.0%

3.0%

Charge for your property in band F

The overall difference compared to previous years is 5.0%



400

Charge for 01-APR-2021 to 30-APR-2021

Payments Received As At Date Of Issue

AMOUNT DUE

TO COME

*The council tax attributable to Wiltshire Council includes a levy to fund adult social care (this is shown as a separate item from the main charge). Both the Wiltshire Council main charge and the Adult Social Care Levy are calculated as percentage increases on the 2020/21 total charge. Please see the enclosed council tax leaflet or our website for more information. Please note that all percentage change figures are shown to 1 decimal place.

Wiltshire Council will keep and use your personal information in line with the requirements of the General Data Protection Regulations 2016 and the notice we have previously issued to you.

This notice is for your information. No payment is necessary

LIABILITY NOW WITH A KOLGATE.
NEF 1/5/21.

Recd
4/5/21



The above barcode should be used for Post Office payments and replaces your existing payment card.

Premier Home Schedule

Reason for issue
Renewal

Policy Number
[REDACTED]

Date Issued
2nd January 2026

Personal details
Mr F J Cremin
Mrs Margaret Cremin
Down Farm House, The Pry
Purton
Swindon
SN5 4JP

Effective Date
7th February 2026

Policy Period
7th February 2026 to
6th February 2027

This document should be read in conjunction and kept with the Policy booklet, which details the cover limits and exclusions

Your Premium
Total Premium (including IPT):
Insurance Premium Tax (IPT):
Last Year's Total Premium

[REDACTED]

Your Insurance is arranged by
Lloyds Bank Insurance Services Ltd
50 Kings Hill Avenue
Kings Hill
West Malling
ME19 4JX

*A detailed premium breakdown is provided under the Insurance
Premium section of this document*



Outlook

The Cottage Property Reference [REDACTED] Account Reference [REDACTED]

From [REDACTED]

Date Thu 21/05/2026 10:27 AM

To counciltax@wiltshire.gov.uk <counciltax@wiltshire.gov.uk>

📎 1 attachment (275 KB)

The Cottage Council Tax Rates 2018 to2019.pdf;

Good morning

I own this property:

The Cottage
Down Farm
The Pry
Purton
Swindon
SN5 4JP

Please could I ask you to check your records and let me know when it first became liable for council tax, it would be prior to 2018-2019 as I have this invoice as attached.

Thank you for your help.

Kind regards

Fred Cremin

Update your address

From Royal Mail Ltd <noreply@rmg-ebusiness.com>

Date Thu 28/05/2026 9:55 AM

To [REDACTED]

Thank you for sending us your updated address request.

We're currently experiencing higher-than-usual volumes, so it may take a little longer to reply than usual. If you've already been in touch, please be assured we'll respond as soon as possible.

Here are the details you provided:

Submitted on Thursday, May 28, 2026 - 09:53

Submitted by user:

Submitted values are:

--Fieldset - enquiry--

*What is this property used for? Residential

Search for your address: The cottage down farm

Address line 1: The Cottage, Down Farm

Address line 2: The Pry

Address line 3: Purton

Town/City: Swindon

Postcode: SN5 4JP

Can't find the address? [Click here to enter the address manually.](#)

What's the problem? Other

Tell us more: I need to know when this property was first registered with this postcode

--Your details--

Title: Mrs

First name: Margaret

Last name: Cremin

Email: [REDACTED]

Confirm email: [REDACTED]

Phone number: [REDACTED]

--Further information--

Is the property: A house or bungalow

Do any of these apply to your property?

Is there anything else we should know about that might make deliveries difficult?