



Pre-sale information Pack for:

77 UPPER LANE
HALIFAX
HX3 7EE

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Introduction to this pre-sale information pack

This pre-sale information pack is designed to provide information for potential purchasers of:

77 UPPER LANE, HALIFAX, HX3 7EE.

In line with the Consumer Protection Regulations 2008, the information enclosed supports our details in providing the purchaser with as much relevant information as possible that may affect their buying decision.

This enforces commitment to providing the most complete and professional service for all our clients, whether buying or selling the property.

Although the information in this pack is designed to help, the information provided is from the seller of the property and cannot guarantee the accuracy.

Where the information has been sourced via the risk assessment database it is done so based on the property postcode and again this cannot be guaranteed by for accuracy.

Although this pre sale pack provides an overview for a potential purchasers it does not and must not replace the usual checks that would be carried out on both parties' behalf by their acting Solicitors.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number WYK807519

Edition date 17.01.2020

- This official copy shows the entries on the register of title on 29 OCT 2020 at 15:00:50.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 29 Oct 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST YORKSHIRE : CALDERDALE

- 1 (12.12.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 77 Upper Lane, Halifax (HX3 7EE).
- 2 (12.12.2005) The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 6 April 1962 referred to in the Charges Register.
- 3 (12.12.2005) The Conveyance dated 6 April 1962 referred to above contains provisions as to light or air and boundary structures.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (17.01.2020) PROPRIETOR: THOMAS DAVID RAWNSLEY of 77 Upper Lane, Halifax HX3 7EE.
- 2 (17.01.2020) The price stated to have been paid on 28 October 2019 was £415,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (12.12.2005) A Conveyance of the land in this title dated 6 April 1962 made between (1) Kenneth Douglas Wilfred Granville Haigh and Doris Haigh and (2) Jack Firth and Ruth Eden Firth contains restrictive covenants.

NOTE: Copy filed.

- 2 (17.01.2020) REGISTERED CHARGE dated 28 October 2019.

Title number WYK807519

C: Charges Register continued

3 (17.01.2020) Proprietor: ELAINE RAWNSLEY of 1 Stump House Barn, Godley Lane, Halifax HX3 6XG.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

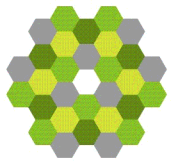
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 29 October 2020 shows the state of this title plan on 29 October 2020 at 15:00:56. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Nottingham Office .

HM Land Registry Official copy of title plan

Title number **WYK807519**
Ordnance Survey map reference **SE1027SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **West Yorkshire :**
Calderdale



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