



**AUCTION PACK**  
**For**  
**17 Leamington Drive**  
**Idle**  
**BRADFORD**  
**BD10 9ST**

## **Introduction to this pre-sale information pack**

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

**17 Leamington Drive, Idle, BRADFORD, BD10 9ST.**

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 WYK178567

Edition date 21.10.2004

- This official copy shows the entries on the register of title on 24 MAY 2022 at 17:16:05.
- 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 24 May 2022.
- 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 : BRADFORD

- 1 (21.09.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 17 Leamington Drive, Idle (BD10 9ST).
- 2 The Conveyance dated 10 May 1971 referred to in the Charges Register contains the following provision:-  
  
"IT IS HEREBY AGREED AND DECLARED that:-  
  
(a) All walls and fences which may now or hereafter separate the property hereby conveyed from any adjoining land or premises belonging to the Vendor shall be deemed to be mesne or party walls and fences and maintainable and repairable accordingly and that all chimney stacks eaves spouts fall pipes traps gullies gutters drains sewers and other services of a like nature which may now or hereafter be enjoyed jointly for the benefit of the property hereby conveyed and any adjoining property of the Vendor shall be maintained and repaired at the joint expense apportioned according to user of the owner or owners for the time being of the respective properties using and enjoying the same and all rights necessary for such use and enjoyment are hereby respectively granted and reserved.  
  
(b) The Purchasers shall not become entitled to any right of light or air or other easements which would restrict or interfere with the free use and enjoyment of the Vendor of its adjoining or neighbouring property for building or any other purposes."

## 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 (21.09.1979) PROPRIETOR: GRAHAME HERBERT BRAYSHAW and STELLA BRAYSHAW of 17 Leamington Drive, Idle, Bradford, W Yorkshire BD10 9ST.

## C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 10 May 1971 made between (1) Bracken Construction Limited (Vendor) and (2) Melvin Carter and Maureen Rose Carter (Purchasers) contains the following covenants:-

"The Purchasers for themselves and their successors in title to the intent and so as to bind so far as possible the property hereby conveyed into whosoever hands the same may come hereby covenant with the Vendor for the benefit of the whole of the Vendor's adjoining or neighbouring property to observe and perform the stipulations set out in the Second Schedule hereto.

THE SECOND SCHEDULE hereinbefore referred to

(a) No building or erection to be erected on the land hereby conveyed or for the time being standing thereon shall be used for any purpose except that of a private residence and particularly that no trade or business of any description shall be carried on in or upon the said property or any buildings for the time being standing thereon.

(b) The Purchasers will not use the property hereby conveyed or any part thereof for any purpose or in any manner which shall be or become a source of nuisance or damage to the Vendor or its successors in title or the neighbourhood.

(c) The Purchasers will not erect or permit to be erected or placed on any part of the property hereby conveyed any sky signs hoardings or erections for advertisements or posting of notices and will not use or permit to be used any of the walls or fences or any part of the buildings for the time being standing on the property hereby conveyed for advertising purposes provided always that this clause shall not apply to the usual signs and notices of reasonable dimensions advertising that the property hereby conveyed is for sale or to let."

- 2 The land is subject to the following rights reserved by the Conveyance dated 10 May 1971 referred to above:-

"RESERVING NEVERTHELESS to the Vendor and its successors in title owner or owners for the time being of the remainder of the Vendor's adjoining or neighbouring property and any dwellinghouses and buildings which may now or hereafter be erected thereon and its and their respective tenants servants visitors and licensees full and free rights (in common with the Purchasers and their successors in title owner or owners for the time being of the property hereby conveyed and all other persons having the like right) to ..... use and make connections with the drains sewers water mains electric cables gas mains and other services now laid or hereafter to be laid within Twenty One years from the date hereof ..... and also to enter upon the property hereby conveyed or any part or parts thereof for the purpose of laying constructing maintaining repairing and using any ..... drains sewers water mains electric cables gas mains and other services the Vendor at its own expense levelling the surface of the land hereby conveyed after the execution of any works."

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 24 May 2022 shows the state of this title plan on 24 May 2022 at 17:16:05. 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 .

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H.M. LAND REGISTRY		TITLE NUMBER	
		WYK 178567	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	WEST YORKSHIRE		SE 1837
			SECTION C
Scale: 1/1250		BRADFORD DISTRICT	© Crown copyright 1975

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

