



AUCTION PACK
For
18 Low Fold
BRADFORD
West Yorkshire
BD2 4AD

Introduction to this pre-sale information pack

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

18 Low Fold, BRADFORD, West Yorkshire, BD2 4AD.

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 WYK798833

Edition date 15.12.2008

- This official copy shows the entries on the register of title on 11 JUL 2022 at 14:35:59.
- 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 11 Jul 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 (25.08.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land adjoining 5 Low Fold, Bradford (BD2 4AD).
- 2 (25.08.2005) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 27 June 2005 made between (1) John Longthorn and Mary Adams and (2) Frank Walker.
NOTE: Copy filed.
- 3 (19.03.2008) The land has the benefit of the rights granted by a Transfer of land adjoining the easetern boundary of the land in this title dated 14 March 2008 made between (1) Nigel Phillip Green and Tracey Maria Green and (2) Joseph Derrick Reynolds.
NOTE: Copy filed under WYK874674.
- 4 (26.03.2008) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 (26.03.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered WYK874951 in green on the title plan dated 14 March 2008 made between (1) Joseph Derrick Reynolds and (2) Nigel Phillip Green and Tracey Maria Green.
NOTE: Copy filed under WYK874951.
- 6 (15.12.2008) The land has the benefit of any legal easements reserved by transfers of land removed from the title shown edged and numbered in green on the title plan.
- 7 (15.12.2008) Where the parts edged and numbered in green on the title plan include the accessway rights of way are reserved thereover.
- 8 (15.12.2008) The land adjoining the parts tinted green on the title plan has the benefit of rights of entry for maintenance and repair of such adjoining land reserved by transfers of the said parts tinted

Title number WYK798833

A: Property Register continued

green on the title plan.

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 (19.03.2007) PROPRIETOR: JOSEPH DERRICK REYNOLDS of 29 Millfield Lane, Upper Poppleton, York, York YO26 6NE.
- 2 (19.03.2007) The price stated to have been paid on 28 November 2006 for the land in this title and in WYK801088 was £385,000.
- 3 (19.03.2007) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (19.03.2007) ENTRY CANCELLED on 20 August 2010.
- 5 (20.08.2010) ENTRY CANCELLED on 31 March 2015.

C: Charges Register

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

- 1 (25.08.2005) A Conveyance dated 2 February 1949 made between (1) Norman Duncan and (2) Redvers Edmonson and Ruth Annie Edmonson contains easements, exception, reservations, rights, covenants, declarations and agreements but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 (19.03.2007) ENTRY CANCELLED on 20 August 2010.
- 3 (19.03.2007) ENTRY CANCELLED on 20 August 2010.
- 4 (15.12.2008) The land is subject to rights of drainage and rights in respect of water, gas, electricity and other supply services.
- 5 (15.12.2008) The parts of the land respectively affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights of support for the buildings erected on the parts so edged and numbered.
- 6 (15.12.2008) The parts of the land respectively affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights of entry for the purposes of repair maintenance and renewal of the buildings erected on the parts so edged and numbered.
- 7 (15.12.2008) The Accessway is subject to rights of way.
- 8 (15.12.2008) The Visitors parking spaces are subject to rights to park.
- 9 (20.08.2010) ENTRY CANCELLED on 31 March 2015.
- 10 (20.08.2010) ENTRY CANCELLED on 31 March 2015.
- 11 (20.08.2010) ENTRY CANCELLED on 31 March 2015.

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.

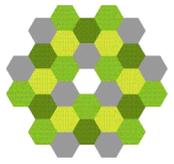
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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.

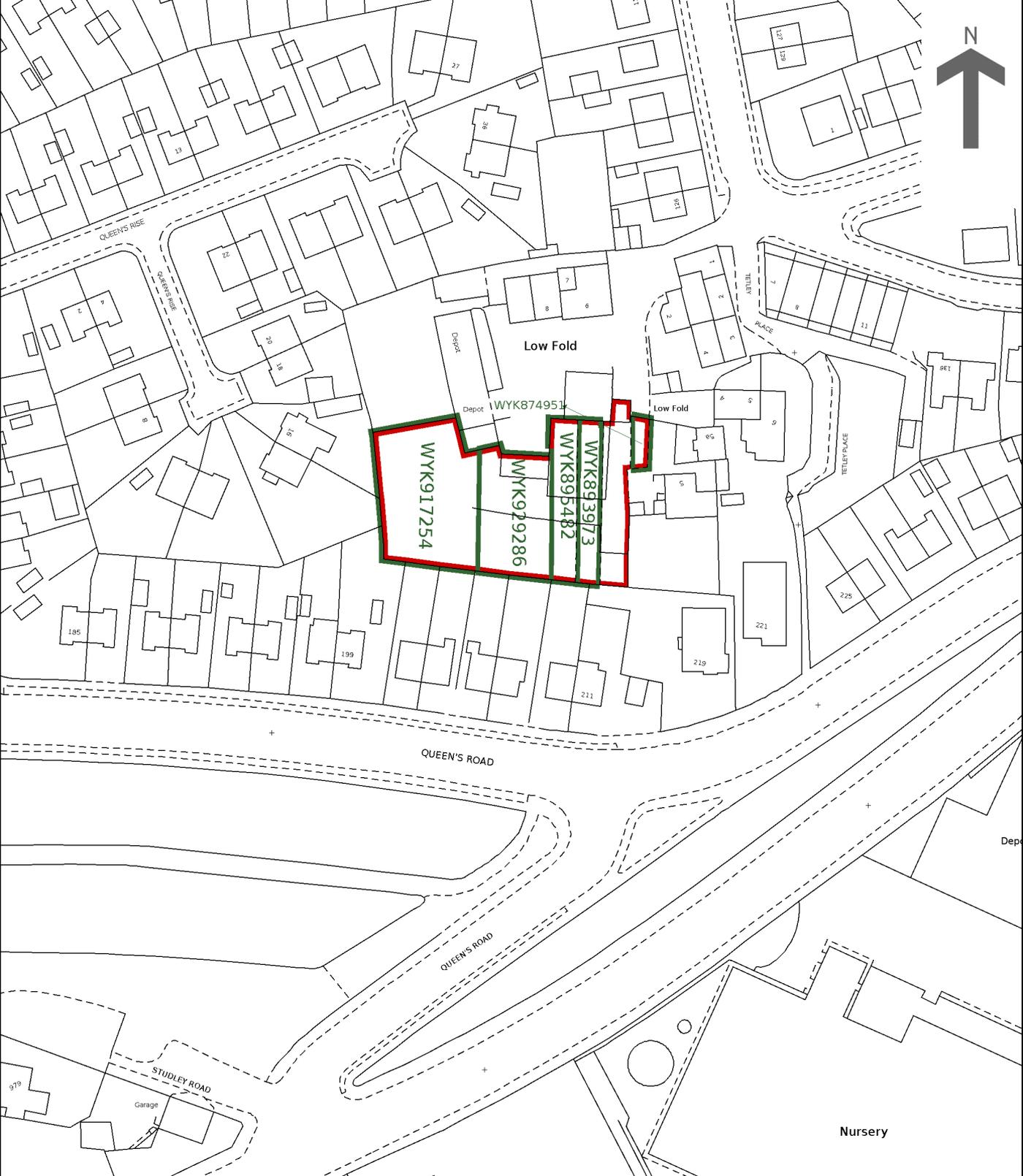
This official copy is issued on 11 July 2022 shows the state of this title plan on 11 July 2022 at 14:35:59. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be 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 **WYK798833**
Ordnance Survey map reference **SE1634NE**
Scale **1:1250**
Administrative area **West Yorkshire :**
Bradford



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These are the notes referred to on the following official copy

Title Number WYK798833

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

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

1. Stamp Duty
<input type="checkbox"/> It is certified that this instrument falls within category <input type="checkbox"/> in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987
<input type="checkbox"/> It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of £ <input type="text"/>
<input type="checkbox"/> It is certified that this is an instrument on which stamp duty is not chargeable by virtue of the provisions of section 92 of the Finance Act 2001
2. Title number(s) out of which the Property is transferred WYK 4246 2 ⁵ 4
3. Other title number(s) against which matters contained in this transfer are to be registered, if any WYK 801088 & WYK 798833
4. Property transferred LAND AT LOW FOLD, BRADFORD The Property is defined: <input checked="" type="checkbox"/> on the attached plan and shown EDGED RED <input type="checkbox"/> on the Transferor's title plan and shown
5. Date 14 MARCH 2008
6. Transferor NIGEL PHILLIP GREEN AND TRACEY MARIA GREEN
7. Transferee for entry on the register JOSEPH DERRICK REYNOLDS
8. Transferee's intended address(es) for service (including postcode) for entry on the register 29 Millfield Lane, Nether Poppleton, York, YO26 6NE
9. The Transferor transfers the Property to the Transferee

10. Consideration

- The Transferor has received from the Transferee for the Property the sum of
-
- The transfer is not for money or anything which has a monetary value

11. The Transferor transfers with

- full title guarantee limited title guarantee

12. Declaration of trust

- The Transferees are to hold the Property on trust for themselves as joint tenants
- The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares
- The Transferees are to hold the Property

13. Additional provisions

Definitions

"the Perpetuity Period" means 80 years from 1st January 2006

"the Retained Land" means the remainder of the land comprised with the Transferor's title and which is currently registered under Title Number WYK 424645 and each every part thereof

"the Plan" means the plan annexed

"Service Installations" means drains culverts channels pipes watercourses gutters mains wires cables ducts flues soakaways and any other equipment for the supply of water electricity or communication signals or for the disposal of foul or surface water or fumes

"Service Suppliers" means the authorities companies and undertakings responsible for supply of water gas electricity and communication services and the Environment Agency

"the Transferee" includes the registered proprietor from time to time of the Property and the Transferee's Land

"the Transferee's Land" means the land comprised within the Transferee's title and which is currently registered under title numbers WYK798833 and WYK801088

Rights granted for the benefit of the Property

1.1 The right to the passage of water soil fumes gas electricity and communication signals from and to the Property and the Transferee's Land through the Service Installations which are now or may later be in neighbouring parts of the Retained Land and used by the Property and the Transferee's Land

1.2 All rights over other parts of the Retained Land necessary for inspecting cleaning repairing maintaining and renewing the Service Installations referred to in

paragraph 1.1 above.

1.3 The rights granted by paragraphs 1.1 and 1.2 above extend only to Service Installations already laid or constructed or to be laid or constructed within the Perpetuity Period or replacements of those Service Installations.

1.4 The Transferee must make good all damage caused by exercising the rights granted by paragraphs 1.1 and 1.2 above

2.1 The right to enter other parts of the Retained Land (on giving at least forty-eight hours notice to occupiers of those parts except in case of emergency) as necessary for the repair maintenance and renewal of the Property and the Transferee's Land and for the performance and observance of the Transferee's obligations or the exercise of his rights under this Transfer

2.2 The Transferee is to make good all damage caused by exercising the rights granted by paragraph 2.1 above

Rights reserved for the benefit of other land

These are reserved for the benefit of the Retained Land

1. the rights over the Property equivalent to those set out in paragraphs 1 and 2 of the Rights Granted Section above.

2. the Transferor must make good all damages caused by exercising the rights set out in paragraphs 1 and 2 of the rights granted section.

Restrictive covenants by the Transferee

Restrictive covenants by the Transferor

14. Execution

Signed as a deed by
JOSEPH DERRICK REYNOLDS
in the presence of:

Sign here

Signature of witness

Name (in BLOCK CAPITALS)

Address

[Handwritten signature]

[Handwritten signature]

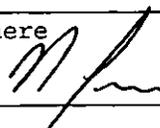
JAN SILMS

27 STANKS LANE SOUTH LS14

BRICKLAYER

Signed as a deed by
NIGEL PHILLIP GREEN
in the presence of:

Sign here



Signature of witness *C Rhodes*

Name (in BLOCK CAPITALS)..... **Christopher D. Rhodes**

Address **Runhams**

**Salts Chambers, Salts Mill
Victoria Road, Saltaire
SHIPLEY BD18 3LF**

Signed as a deed by
TRACEY MARIA GREEN
in the presence of:

Sign here



Signature of witness *C Rhodes*

Name (in BLOCK CAPITALS)..... **Christopher D. Rhodes**

Address **Runhams**

**Salts Chambers, Salts Mill
Victoria Road, Saltaire
SHIPLEY BD18 3LF**

for NO 5

1E

x JAR

[Handwritten signatures]
T. R. Greed



RESIDENTIAL DEVELOPMENT AT
LOW FOLD BOLTON LANE
BRADFORD
EXISTING AN PROPOSED
SITE LAYOUT

Date MARCH 2007 Drawn KS

Scale 1:200

Status BUILDING CONTROL SUBMISSION

Job JR/LOW/06.

Drawing No 20



Site Boundary

These are the notes referred to on the following official copy

Title Number WYK798833

The electronic official copy of the document follows this message.

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Transfer of part
of registered title(s)

Land Registry

TP1

If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.

1. Stamp Duty



Place "X" in the appropriate box or boxes and complete the appropriate certificate.

- It is certified that this instrument falls within category in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987
- It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of
- It is certified that this is an instrument on which stamp duty is not chargeable by virtue of the provisions of section 92 of the Finance Act 2001

2. Title number(s) out of which the Property is transferred *Leave blank if not yet registered.*

2

3. Other title number(s) against which matters contained in this transfer are to be registered, if any

4. Property transferred

Freehold Land known as land at Low Fold Bradford

The Property is defined: *Place "X" in the appropriate box.*

- on the attached plan and shown edged red
- on the Transferor's title plan and shown *State reference e.g. "edged and numbered 1 in blue".*

5. Date 27 June 2005

6. Transferor *Give full name(s) and company's registered number, if any.*

John Longthorn of 8 Tetley Place Bolton Lane Bradford BD2 4AB and Mary Adams of 18 Ashborne Way Hamilton Hill Western Australia

7. Transferee for entry on the register *Give full name(s) and company's registered number, if any. For Scottish companies use an SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign companies give territory in which incorporated.*

Frank Walker trading as Beckhouse Developments Low Lane Silsden Bradford BD20 9JH

Unless otherwise arranged with Land Registry headquarters, a certified copy of the Transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.

8. Transferee's intended address(es) for service (including postcode) for entry on the register *You may give up to three addresses for service one of which must be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address.*

Beckhouse Developments Low Lane Silsden Bradford BD20 9JH

9. The Transferor transfers the Property to the Transferee

10. Consideration Place "X" in the appropriate box. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel.

The Transferor has received from the Transferee for the Property the sum of Seventy Five Thousand Pounds (£75,000)

Insert other receipt as appropriate.

The transfer is not for money or anything which has a monetary value

11. The Transferor transfers with Place "X" in the appropriate box and add any modifications.

full title guarantee

limited title guarantee

12. Declaration of trust Where there is more than one Transferee, place "X" in the appropriate box.

The Transferees are to hold the Property on trust for themselves as joint tenants

The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares

The Transferees are to hold the Property *Complete as necessary.*

13. Additional provisions

Definitions

In this Transfer the following definitions will apply:-

"the Conveyance" - shall mean the conveyance of Low Fold Bolton Lane Bolton Bradford dated 3 July 1957 and made between (1) R Edmundson & Son Limited and (2) Harry Longthorn and Edna Longthorn

"the Perpetuity Period" - shall mean the period of eighty years from the date hereof

"the Retained Land" - shall mean the remainder of the land conveyed by the Conveyance and retained by the Transferor

"the Services" - shall mean the foul and surface water drains and sewers electricity telephone and alarm cables water and gas pipes and all other conduits for the transmission of the normal services enjoyed by domestic premises

Rights granted for the benefit of the Property

1. The right to pass gas electricity and water through those Services now or at any time within the Perpetuity Period installed in under or over the Retained Land and serving the Property;

2. The right to enter the Retained Land for the purposes of installing inspecting repairing maintaining and servicing those Services within the Retained Land and serving the Property;

3. The right to enter the Retained Land (including the right to erect and maintain scaffolding for so long as may be necessary) for the purposes of carrying out building repairing and maintenance work to the Property and to buildings and trees on the Property;

4. A right of support from the Retained Land and from any buildings on the Retained Land having party walls shared with buildings on the Property;
5. A right for footings eaves verges guttering and rain pipes of the buildings on the Property to encroach over and under the Retained Land together with a right of eavesdrop in respect of such gutters and rain pipes;

Rights reserved for the benefit of other land

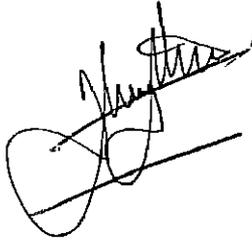
1. The right to pass gas electricity and water through those Services now or at any time within the Perpetuity Period installed in under or over the Property and serving the Retained Land;
2. The right to enter the Property for the purposes of installing inspecting repairing maintaining and servicing those Services within the Property and serving the Retained Land;
3. The right to enter the Property (including the right to erect and maintain scaffolding for so long as may be necessary) for the purposes of carrying out building repairing and maintenance work to the Retained Land and to buildings and trees on the Retained Land;
4. A right of support from the Property and from any buildings on the Property having party walls shared with buildings on the Retained Land;
5. A right for footings eaves verges guttering and rain pipes of the buildings on the Retained Land to encroach over and under the Property together with a right of eavesdrop in respect of such gutters and rain pipes;

Restrictive covenants by the Transferee

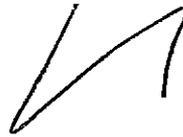
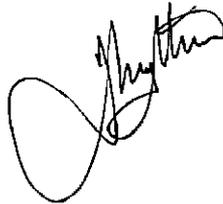
The Transferee with the object and intent of affording to the Transferor a full and sufficient indemnity but not further or otherwise hereby covenants with the Transferor to perform the obligations arising from any of the matters referred to in the Conveyance and to indemnify the Transferor against any liability for future breaches of any of them in so far as the Transferor remains bound by them after the date of the Transfer

14. Execution The Transferor must execute this transfer as a deed using the space below. If there is more than one Transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains Transferee's covenants or declarations or contains an application by the Transferee (e.g. for a restriction), it must also be executed by the Transferee (all of them, if there is more than one).

Signed by John Longthorn acting
By Power of Attorney for
Mary Adams in the presence of:



Signed as a Deed and delivered by
John Longthorn in the
Presence of:



VICTORIA THOMPSON
MATTHEW A NASH
24/36 King's Cross
LONDON

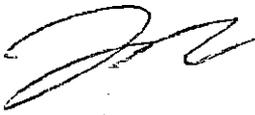
Signed as a Deed and delivered by
Frank Walker in the
Presence of:



J. Carson-Clark
salarv.

14. Execution *The Transferor must execute this transfer as a deed using the space below. If there is more than one Transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains Transferee's covenants or declarations or contains an application by the Transferee (e.g. for a restriction), it must also be executed by the Transferee (all of them, if there is more than one).*

Signed as a Deed and delivered by
Mary Adams in the
Presence of :

) M Adams
)
)  John Moore

11 ASHBURNE WAY
FREEMANVILLE
61683 AUSTRALIA.

Signed as a Deed and delivered by
John Longthorn in the
Presence of :

)
)
)

Signed as a Deed and delivered by
Frank Walker in the
Presence of :

)
)
)

+

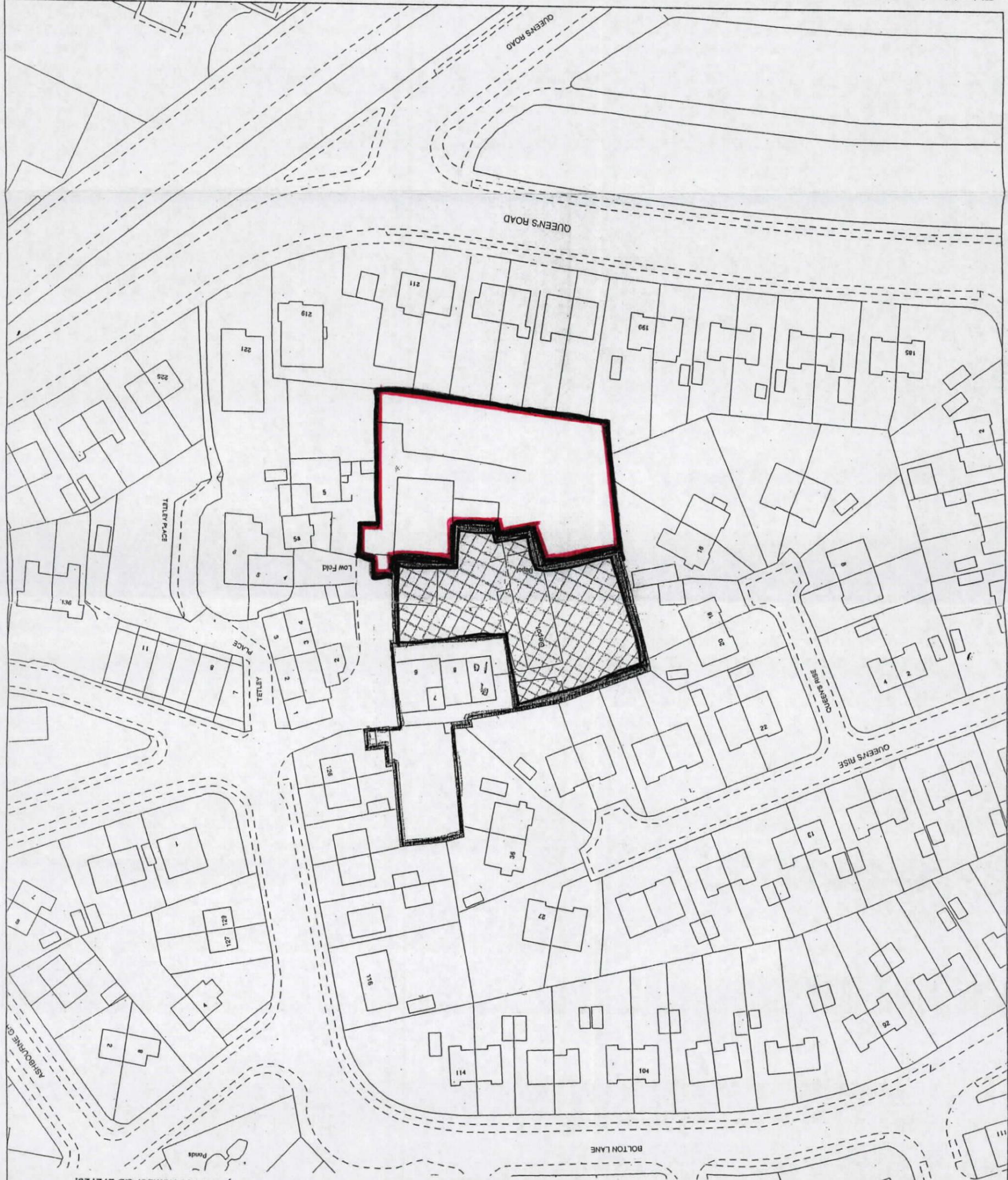
This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - *Tile Plans*.

This official copy shows the state of the title plan on 19 December 2003 at 9:32:07. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original. Issued on 19 December 2003.

This title is dealt with by the Nottingham (West) District Land Registry.



2 3 6 5 0 4 8 0 0 3



PLAN

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	<p>TITLE NUMBER WYK678376</p>	<p>WEST YORKSHIRE : BRADFORD</p>	<p>ORDNANCE SURVEY MAP REFERENCE: SE1635SE</p>	<p>SCALE 1:1250</p>

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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 WYK801088

Edition date 26.01.2016

- This official copy shows the entries on the register of title on 11 JUL 2022 at 16:22:24.
- 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 11 Jul 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 (08.09.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at Low Fold, Bradford (BD2 4AD).
- 2 (08.09.2000) The land has the benefit of the following rights granted by but is subject to the following rights contained in a Conveyance of the land in this title and other land dated 1 June 1971 made between (1) Watson and Company (Wallboards) Limited (Vendor) and (2) Sydney Richard Dewhurst (Purchaser):-

"SUBJECT NEVERTHELESS to and with the benefit of all rights of way and drainage and other easements affecting the said property and to the continuance of any drains or sewers passing through the said land which have hitherto been used by the Vendor or its predecessors in title in connection with its adjoining or neighbouring property and especially to all such rights of light way and drainage as the Vendor or its predecessors in title have granted to any person or persons whomsoever."
- 3 (26.09.2005) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title dated 27 June 2005 made between (1) Sydney Richard Dewhurst (Transferor) and (2) Frank Walker:-

"Rights granted for the benefit of the Property

The Property is transferred together with the following rights for the Transferee and its successors in title for the benefit of the Property and each and every part of the Property:

13.1.1 To pass and run water soil gas electricity telecommunications and other services to and from the Property by and through and with the use of the Conducting Media existing at the date of completion, the Transferee or its successors in title to the Property contributing a fair and reasonable proportion of the cost of inspecting repairing maintaining cleansing and renewing the Conducting Media which serve the Property and the Retained Land

13.1.2 Of support and protection for the Property from the buildings

A: Property Register continued

now on the Retained Land

13.1.3 To enter onto such parts of the Retained Land as may be reasonably necessary to:

13.1.3.1 inspect, clean, repair, maintain and renew any Conducting Media

13.1.3.2 inspect, repair, maintain and renew any part or parts of any boundary wall or other boundary structure of the Property or any building or other structure which is now or may within the Perpetuity Period be erected on the Property

PROVIDED THAT exercise of these rights is subject to the persons exercising them:

(a) giving reasonable prior notice except in emergency

(b) causing as little damage as reasonably possible and immediately repairing and reinstating any damage caused

13.1.4 So far as necessary for the foundations, eaves, gutters, spouts, canopies and pipes of any building or structure adjoining the Retained land which is now erected on the Property to project under the surface of the Retained Land or into the airspace of the Retained Land and to discharge rainwater from any such eaves gutters spouts canopies and pipes on the Retained Land

13.2 Rights reserved for the benefit of other land

There are excepted and reserved out of the Property the following rights for the benefit of the Seller and its successors in title to the Retained Land for the benefit of the Retained Land and each and every part of it:

13.2.1 To pass and run water soil gas electricity telecommunications and

other services to and from the Retained land by and through and with the use of the Conducting Media existing on the Property at the date of this Transfer and any which may be laid pursuant to clause 13.2.2 of this panel 13 the Transferor or its successors in title contributing a fair and reasonable proportion of the cost of inspecting repairing maintaining cleansing and renewing the Conducting Media which serve the Retained land and the Property

13.2.2 To lay and connect new Conducting Media on under or through the Property where reasonably required in order to serve the Retained land or any parts thereof and the right at all reasonable times and on reasonable prior notice to enter so much of the Property as shall be reasonably necessary in order to lay and connect such Conducting Media causing no unnecessary damage and making good all physical damage actually caused

13.2.3 Of support and protection for the Retained land from the buildings now on the Property

13.2.4 To enter onto such parts of the Property as may be reasonably necessary to:

13.2.4.1 inspect, clean, repair, maintain and renew the Conducting Media used by the Retained land

13.2.4.2 inspect, repair, maintain and renew any part or parts of any boundary wall or other boundary structure of the Retained land or any building or other structure which is now or may within the Perpetuity Period be erected on the Retained land

PROVIDED THAT exercise of these rights is subject to the persons exercising them:

(a) giving reasonable prior notice except in emergency

A: Property Register continued

(b) causing as little damage as reasonably possible and immediately repairing and reinstating any damage caused

13.2.5 So far as necessary for the foundations eaves gutters spouts canopies and pipes of any building or structure adjoining the Property which is now erected in the Retained land to project under the surface of the Property or into the airspace of the Property and to discharge rainwater from any such eaves gutters spouts canopies and pipes on the Property

Definitions

'the Perpetuity Period' shall mean the period of eighty years from the date hereof

'the Retained land' shall mean the remainder of the land in the above mentioned title other than the Property

'the Conducting Media' shall mean the foul and surface water drains and sewers electricity telephone and alarm cables water and gas pipes and all other conduits for the transmission of the normal services enjoyed by domestic premises"

- 4 (19.03.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the south east of the land in this title dated 14 March 2008 made between (1) Nigel Phillip Green and Tracey Maria Green and (2) Joseph Derrick Reynolds.

NOTE: Copy filed under WYK874674.

- 5 (26.03.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the South East of the land in this title dated 14 March 2008 made between (1) Joseph Derrick Reynolds and (2) Nigel Phillip Green and Tracey Maria Green.

NOTE: Copy filed under WYK874951.

- 6 (15.12.2008) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

- 7 (15.12.2008) The land has the benefit of any legal easements reserved by transfers of land removed from the title shown edged and numbered in green on the title plan.

- 8 (15.12.2008) The land adjoining the parts tinted green on the title plan has the benefit of rights of entry for maintenance and repair of such adjoining land reserved by transfers of the said parts tinted green on the title plan.

- 9 (15.12.2008) Where transfers of the parts edged and numbered in green on the title plan include parts of the accessway rights of way are reserved thereover.

- 10 (26.01.2016) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered YY62522 in green on the title plan dated 26 January 2016 made between (1) Joseph Derrick Reynolds and (2) Katie Reynolds but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under YY62522.

- 11 (26.01.2016) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered YY62528 in green on the title plan dated 26 January 2016 made between (1) Joseph Derrick Reynolds and (2) Joseph Reynolds but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under WYK801088.

Title number WYK801088

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 (19.03.2007) PROPRIETOR: JOSEPH DERRICK REYNOLDS of 29 Millfield Lane, Upper Poppleton, York YO26 6NE.
- 2 (19.03.2007) The price stated to have been paid on 28 November 2006 for the land in this title and in WYK798833 was £385,000.

C: Charges Register

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

- 1 (15.12.2008) The land is subject to rights of drainage and rights in respect of the supply of water, gas, electricity and other services granted by transfers of the parts edged and numbered green on the title plan.
- 2 (15.12.2008) The parts of the land respectively affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights of support for the buildings erected on the parts so edged and numbered.
- 3 (15.12.2008) The parts of the land respectively affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights of entry for the purposes of repair maintenance and renewal erected on the parts so edged and numbered.
- 4 (15.12.2008) The Accessway is subject to rights of way.
- 5 (15.12.2008) The Visitors parking spaces are subject to rights to park.

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.

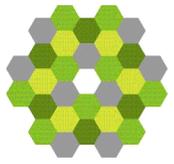
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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.

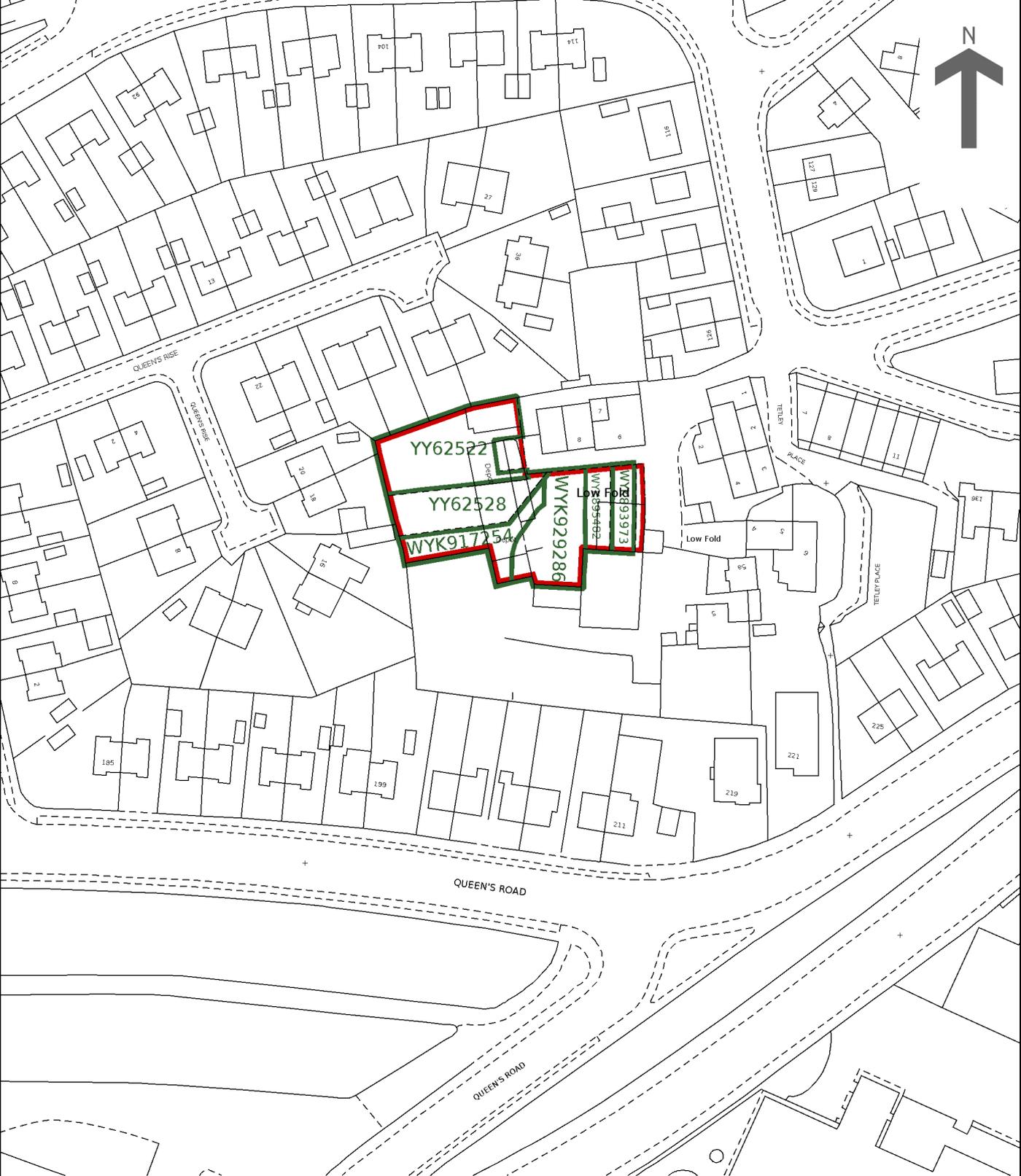
This official copy is issued on 11 July 2022 shows the state of this title plan on 11 July 2022 at 16:22:24. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be 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 **WYK801088**
Ordnance Survey map reference **SE1635SE**
Scale **1:1250**
Administrative area **West Yorkshire :**
Bradford



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These are the notes referred to on the following official copy

Title Number WYK801088

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

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

Land Registry

Transfer of part of registered title(s)

TP1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s) of all of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of all the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

	<p>1 Title number(s) out of which the property is transferred: WYK 798833 and WYK 801088</p>
	<p>2 Other title number(s) against which matters contained in this transfer are to be registered or noted, if any: WYK 874674</p>
	<p>3 Property: 11 Low Fold, Bolton Lane, Bradford, BD2 4AD</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: edged red and part coloured brown hatched black</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
	<p>4 Date: 26/01/2016</p>
	<p>5 Transferor: Julie Reynolds as executor for Joseph Derrick Reynolds</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
	<p>6 Transferee for entry in the register: Katie Reynolds</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
	<p>7 Transferee's intended address(es) for service for entry in the register: 73, Cromer Street, York, YO30 6DL</p>

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to *Joint property ownership* and *practice guide 24: private trusts of land* for further guidance. These are both available on the GOV.UK website.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

8	The transferor transfers the property to the transferee
9	Consideration <input type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): <input checked="" type="checkbox"/> The transfer is not for money or anything that has a monetary value <input type="checkbox"/> Insert other receipt as appropriate:
10	The transferor transfers with <input checked="" type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee
11	Declaration of trust. The transferee is more than one person and <input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants <input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares <input type="checkbox"/> they are to hold the property on trust:
12	Additional provisions Definitions "the Accessway" means the accessway coloured brown and hatched black on the Plan, part of which is within the Property "the Estate" means that part of land now or previously in the above titles specified in panel 2 and edged in blue on the Plan "the House" means the dwellinghouse erected or being erected on the land transferred "the Land Transferred" means the freehold land (forming part of the Development) referred to in Panel 3

"Party Boundaries" means:-

1.1 any part of a wall of the House also forming part of a building erected or being erected on an adjoining plot on the Estate and

1.2 any other wall (not being a wall of the House) fence or hedge on a boundary between the Property and the curtilage of any dwelling within the Estate unless marked "T" on the Plan

But for the avoidance of doubt does not include any boundary structure dividing the Estate from any adjoining land owned by a third party.

"the Perpetuity Period" means 80 years from 1st January 2008

"the Retained Land" means the remainder of the land comprised with the Transferor's title and which is currently registered under title numbers WYK 801088 & WYK 798833 and WYK 874674 and each every part thereof

"the Plan" means the plan attached

"the Property" means:

1.1 the Land Transferred and

1.2 the House (including its foundations and eaves notwithstanding that they may extend beyond the boundaries of the Land Transferred at ground level) and

1.3 all other buildings and structures later erected on the Land Transferred and

1.4 all Service Installations now or later exclusively serving the House or any building or structure mentioned in paragraph 1.3 above (including any installations which extend beyond the boundaries of the Land Transferred at ground level)

The Property does not include:-

The foundations and eaves of and the Service Installations exclusively serving any building erected or being erected on an adjoining part of the Estate notwithstanding that they extend within the boundaries of the Land Transferred either above or below ground

"Service Installations" means drains culverts channels pipes watercourses gutters mains wires cables ducts flues soakaways and any other equipment for the supply of water electricity or communication signals or for the disposal of foul or surface water or fumes

"Service Suppliers" means the authorities companies and undertakings responsible for supply of water gas electricity and communication services and the Environment Agency

"the Transferee" includes the registered proprietor from time to time of the Property

"the Transferor" includes successors in title to the parts of the Estate now owned by him

Any other land affected should be

Rights granted for the benefit of the property

defined by reference to a plan and the title numbers referred to in panel 2.

1.1 The right to the passage of water soil fumes gas electricity and communication signals from and to the Property through the Service Installations which are now or may later be in neighbouring parts of the Estate and used by the Property subject to the Transferee paying a fair proportion of the costs of cleansing inspecting maintaining repairing or renewing any Service Installations used jointly with others.

1.2 Rights of entry over other parts of the Estate (on giving at least forty eight hours notice to occupiers of those parts except in case of emergency when no notice shall be needed) reasonably necessary for inspecting cleaning repairing maintaining and renewing the Service Installations referred to in paragraph 1.1 above.

1.3 The rights granted by paragraphs 1.1 and 1.2 above extend only to Service Installations already laid or constructed or to be laid or constructed within the Perpetuity Period or replacements of those Service Installations.

1.4 The Transferee must make good all damage caused by exercising the rights granted by paragraphs 1.1 and 1.2 above

2. The right of lateral and subjacent support and protection for the House by and from the adjoining parts of the Estate and any buildings erected or being erected on them

3.1 The right to enter other parts of the Estate (on giving at least forty-eight hours notice to occupiers of those parts except in case of emergency) when notice shall be needed as reasonably necessary for the repair maintenance and renewal of the Property and for the performance and observance of the Transferee's obligations or the exercise of its rights under this Transfer

3.2 The Transferee is to make good all damage caused by exercising the rights granted by paragraph 3.1 above

4. The benefit of all covenants which have been made by other owners of any part of the Estate in a form similar to those contained in this Transfer and which can benefit the Property

5. The full free and uninterrupted right for the Transferee and the tenants or occupiers of the Property and his or their visitors of passage to and from the Property so far as reasonably required with or without vehicles over the Accessway provided that the same shall not be obstructed by the Transferee and other persons herein referred to and subject to the Transferee contributing reasonable and proper share of the costs of cleansing maintaining and renewing the same according to the user of it

6. The right in common with the Transferor and all others so entitled for visitors to the Property to park on the two parking spaces shown coloured purple hatched black on the Plan subject always:

6.1 that this right shall be on a 'first come, first served' basis;

6.2 that this right shall only be exercised by genuine

visitors and on a temporary basis only
6.3 that the exercise of this right shall always be subject to the Transferee paying a fair proportion of the cost of cleansing inspecting maintaining repairing or renewing the said parking spaces.

7. So far only as the Transferor may grant the same and with no title guarantee the right to pass and repass over the accessway between the Estate and Bolton Lane for the purpose of going to and from the Property on foot and with or without vehicles.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights reserved for the benefit of other land

These are reserved for the benefit of the Retained Land and the Estate

1. The rights over the Property equivalent to those set out in paragraphs 1, 2, and 3 of the Rights Granted Section above which have been or are to be granted to the registered proprietors of the other parts of the Estate adjoining or neighbouring the Property and subject to the same provisos

2.1 The right for the persons specified in paragraph 2.3 below of access to and entry upon the Property (on giving reasonable notice) in order to inspect clean repair and renew any of the Service Installations specified in paragraph 2.4 below.

2.2 The right for the persons specified in paragraph 2.3 below:-

2.2.1 to connect the Service Installations specified in paragraph 2.4 below to any Service Installations on or under the Property and

2.2.2 to use any Service Installations on or under the Property

2.3 The rights reserved by paragraphs 2.1 and 2.2 above may be exercised by the Transferor and the Service Suppliers and their respective employees and contractors

2.4 The rights reserved by paragraphs 2.1 and 2.2 above relate to any Service Installations serving any other part of the Estate or any adjoining or neighbouring land

2.5 The persons exercising the rights reserved by paragraphs 2.1 and 2.2 above must make good all damage caused by exercising those rights

3. The right for the Transferor and its employees and agents of access to and entry upon the Property (on giving at least forty-eight hours notice except in case of emergency):-

3.1 to carry out works of maintenance or repair on any other part of the Estate or any adjoining or neighbouring land or

3.2 to inspect any other part of the Estate or any adjoining or neighbouring land provided that the Transferor must make good all damage caused by exercise of these rights.

4. The right for the Transferor to develop the remaining part of the Estate and any adjoining or neighbouring land notwithstanding that the supply of light or air to the Property is diminished or obstructed. The Transferee is not to become entitled to any right of light air or other easement (except those expressly granted by this Transfer) which would or might interfere with or affect the unrestricted use for building purposes of the

remaining part of the Estate or any adjoining or neighbouring land by the Transferor

5.1 The right for the Transferor or any person to whom the benefit of this right is expressly assigned either

5.1.1 to release or modify the covenants and conditions contained in a transfer or lease of any property being part of the Estate or

5.1.2 to waive any breach of those covenants and conditions

5.2 The rights for the Transferor or any person to whom the benefit of this right is expressly assigned to alter the arrangement of the Estate (including the layout of the plots and the direction of roads or paths) in such a way as they think fit

5.3 None of the rights reserved by paragraphs 5.1 and 5.2 authorises any derogation from the rights granted by this Transfer.

6. The Transferor is not to be liable to the Transferee or its successors in title for any breaches of covenants or conditions committed by the Transferee of any other plot on the Estate. The Transferor is not obliged to take proceedings to enforce those covenants restrictions stipulations and conditions

7. The full free and uninterrupted right for the Transferor and the tenants or occupiers of the Estate and his or their visitors of passage to and from the other parts of the Estate so far as reasonably required with or without vehicles over the part of the Accessway within the Property provided that the same shall not be obstructed by the Transferor and other persons herein referred to and subject to the Transferor and others so entitled contributing a reasonable and proper share of the costs of maintaining and renewing the same according to the user thereof

Restrictive covenants by the transferee

Restrictive and positive covenants by the Transferee

To the intent and so that the covenants bind the Property and each and every part thereof whoever owns it the Transferee covenants for himself and for his successors in title with the Transferor for the benefit of the Retained Land and the Estate and each and every part of it into whomsoever hands the same may come to observe and perform the covenants set out below:

1. Parking

1.1 Not to park any caravan or motor home of any kind on the Property or on any other part of the Estate

1.2 Not to allow any occupier of or a visitor to the Property to infringe covenants in 1.1 above

1.3 Not to obstruct the Accessway by parking a vehicle or by any other means

2. Use

Not to use or permit the Property to be used for any purpose other than as a private dwellinghouse on a

Include words of covenant.

single unit with ancillary garage and garden and not to do or permit any act to be done on the Property which may constitute a nuisance annoyance or inconvenience to the Transferor or to the registered proprietors or occupiers of any other dwelling on the Estate and notwithstanding the generality of the foregoing not to permit the garden area to become unkempt or untidy

3. Title

To observe and perform all matters contained mentioned or referred to in the title above mentioned and to indemnify the Transferor against any future breach non observance or non performance (if applicable)

4. Signs

Not to exhibit any advertisement hoarding placard or notice on the Property or any part other than a conventional name plate.

5. Animals etc.

Not to keep any animals at that Property other than domestic pets and not for breeding purposes and so as not to cause any nuisance or annoyance to owners or occupiers of the other dwellings on the Estate

Include words of covenant.

Restrictive covenants by the transferor

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other

DECLARATIONS

The parties to this Transfer agree that Party Boundaries shall be party structures and the maintenance, repair and renewal of Party Boundaries is to be at the joint and equal expense of the Transferee and the registered proprietor for the time being of the adjoining part of the Estate

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

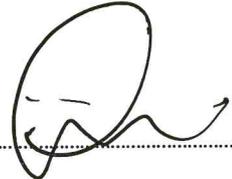
If there is more than one transferee and panel 11 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

13 Execution

Signed as a deed by: Julie Reynolds

Signature.....

in the presence of:

Signature of witness.....

Name (in BLOCK CAPITALS) TOZUA A212

Address 30 Park Road
Bungley
BD16 4JD

Signed as a deed by: Katie Reynolds

Signature.....

in the presence of:

Signature of witness.....

Name (in BLOCK CAPITALS) CHRIS JONES

Address 30 Park Road
Bungley
BD16 4JD

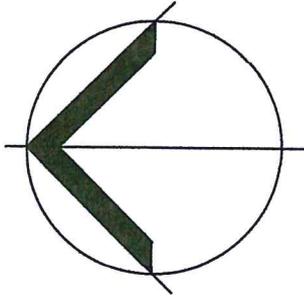
WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

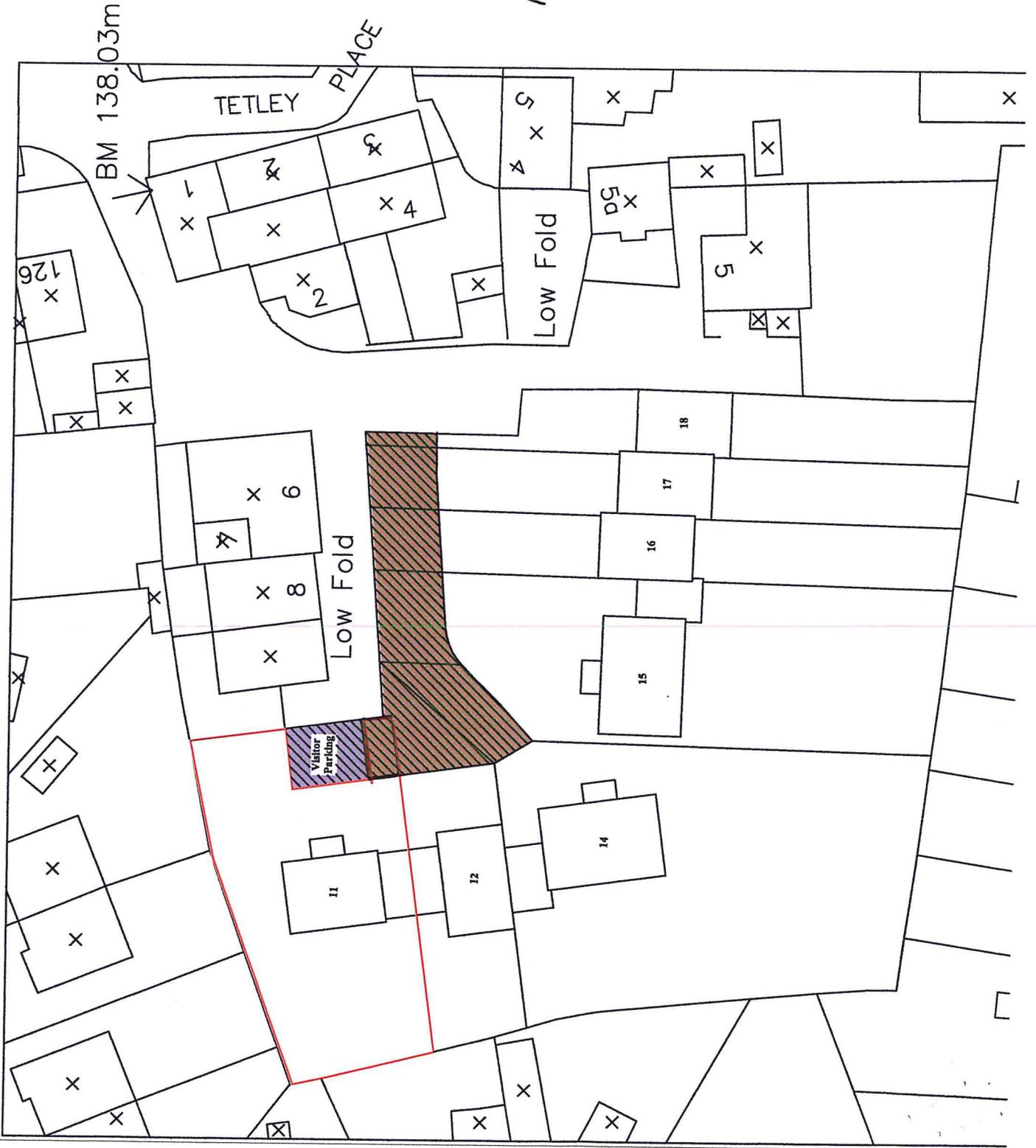
PLAN REFERRED TO



JK
25 Jan 2016.

K. Day
25. 1.16.

Scale 1:500



COPIES OF THIS GRANT ARE NOT VALID UNLESS
THEY BEAR THE IMPRESSED SEAL OF THE COURT

IN THE HIGH COURT OF JUSTICE

The District Probate Registry at Leeds

BE IT KNOWN that **JOSEPH DERRICK REYNOLDS**

of [REDACTED]

died on the **20th** day of **July 2013**
domiciled in **England and Wales**

AND BE IT FURTHER KNOWN that the last Will and Testament of the said deceased (a copy of which is annexed) was proved and registered in the High Court of Justice and that Administration of all the estate which by law devolves to and vests in the personal representative of the said deceased was granted by the said Court on this date to the Executor

JULIE REYNOLDS of [REDACTED]

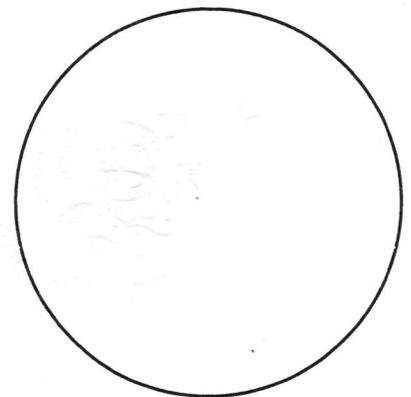
Power reserved to another Executor

It is hereby certified that it appears from information supplied on the application for this grant that the gross value of the said estate in the United Kingdom amounts to [REDACTED] and the net value of such estate amounts to [REDACTED]

DATED the **20th** day of **March 2014**

S Holding

DISTRICT REGISTRAR / PROBATE OFFICER



Extracted by **READ DUNN CONNELL** (Ref: **SDL**) Manor Row Chambers 35/37 Manor Row Bradford BD1 4PS

PROBATE

Law Society Fittings and Contents Form (3rd edition)

Address of the property

18 Low Fold
BRADFORD
West Yorkshire

Postcode BD2 4AD

Full names of the seller

Mrs Julie Reynolds

Seller's solicitor

Name of solicitor's firm

Walker Foster Solicitors

Address

27 Riddings Rd, Ilkley LS29 9LX

Email

irh@walkerfoster.com

Reference number

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

It is important that sellers and buyers check the information in this form carefully.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.



Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale (*'Included'*);
- the item is excluded from the sale (*'Excluded'*);
- there is no such item at the property (*'None'*).

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

1 Basic fittings

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Radiators/wall heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Night-storage heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Free-standing heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Gas fires (with surround)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Electric fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Light switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Roof insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Window fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Window shutters/grilles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Internal door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
External door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Doorbell/chime	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>

1 Basic fittings (continued)

	Included	Excluded	None	Price	Comments
Electric sockets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Burglar alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	unsure if this is working
<i>Other items (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>

2 Kitchen

Note: In this section please also indicate whether the item is fitted or freestanding.

	Fitted	Free-standing	Included	Excluded	None	Price	Comments
Hob	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Extractor hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Oven/grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Cooker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Refrigerator/fridge-freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Tumble-dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other items (please specify)</i>							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>

3 Bathroom

	Included	Excluded	None	Price	Comments
Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Shower fitting for bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Shower curtain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bathroom cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Separate shower and fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Towel rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Soap/toothbrush holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Toilet roll holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bathroom mirror	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>

4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other rooms (please specify)</i>					
bedroom 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>

5 Curtains and curtain rails

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	if only what is already fitted
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	only what is already fitted
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	only what is already fitted
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	only what is already fitted
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	only what is already fitted
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	only what is already fitted
<i>Other rooms (please specify)</i>					
Bedroom 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	only what is already fitted
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Curtains/blinds					
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	only what is already fitted
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	only what is already fitted
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	only what is already fitted
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	only what is already fitted
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	only what is already fitted
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	only what is already fitted
<i>Other rooms (please specify)</i>					
Bedroom 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	only what is already fitted
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>

6 Light fittings

Note: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other rooms (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>

7 Fitted units

Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>

7 Fitted units (continued)

	Included	Excluded	None	Price	Comments
<i>Other rooms (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Garden ornaments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Trees, plants, shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Barbecue	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dustbins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Garden shed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Outdoor heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Outside lights	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Water butt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Clothes line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Rotary line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other items (please specify)</i>					
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	<input type="text"/>

9 Television and telephone

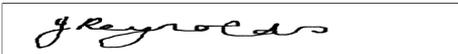
	Included	Excluded	None	Price	Comments
Telephone receivers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Television aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Radio aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>

10 Stock of fuel

	Included	Excluded	None	Price	Comments
Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Liquefied Petroleum Gas (LPG)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>

11 Other items

	Included	Excluded	Price	Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>

Signed:  Signed: [JULIE REYNOLDS - 12/07/2022 13:55 - Signed by Hoowla e-signature](#) Dated: _____

Signed: _____ Dated: _____

Each seller should sign this form.

The Law Society is the representative body for solicitors in England and Wales.

Law Society Property Information Form (4th edition 2020 – second revision)

**Address of the
property**

18 Low Fold
BRADFORD
West Yorkshire

Postcode

B D 2 4 A D

**Full names of
the seller**

Mrs Julie Reynolds

Seller's solicitor

Name of solicitor's firm

Walker Foster Solicitors

Address

27 Riddings Rd, Ilkley LS29 9LX

Email

irh@walkerfoster.com

Reference number

About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for the conveyancing process.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.
- 'Property' includes all buildings and land within its boundaries.

Instructions to the seller

- The answers should be prepared by the person or persons who are named as owner on the deeds or Land Registry title or by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation. If there is more than one seller, you should prepare the answers together or, if only one seller prepares the form, the other(s) should check the answers given and all sellers should sign the form.
- If you do not know the answer to any question, you must say so. If you are unsure of the meaning of any questions or answers, please ask your solicitor. Completing this form is not mandatory, but omissions or delay in providing some information may delay the sale.
- If you later become aware of any information which would alter any replies you have given, you must inform your solicitor immediately. This is as important as giving the right answers in the first place. Do not change any arrangements concerning the property with anyone (such as a tenant or neighbour) without first consulting your solicitor.
- It is very important that your answers are accurate. If you give incorrect or incomplete information to the buyer (on this form or otherwise in writing or in conversation, whether through your estate agent or solicitor or directly to the buyer), the buyer may make a claim for compensation from you or refuse to complete the purchase.
- You should answer the questions based upon information known to you (or, in the case of legal representatives, you or the owner). You are not expected to have expert knowledge of legal or technical matters, or matters that occurred prior to your ownership of the property.
- Please give your solicitor any letters, agreements or other papers which help answer the questions. If you are aware of any which you are not supplying with the answers, tell your solicitor. If you do not have any documentation you may need to obtain copies at your own expense. Also pass to your solicitor any notices you have received concerning the property and any which arrive at any time before completion of the sale.

Instructions to the buyer

- If the seller gives you, separately from this form, any information concerning the property (in writing or in conversation, whether through an estate agent or solicitor or directly to you) on which you wish to rely when buying the property, you should tell your solicitor.
- You are entitled to rely on the replies given to enquiries but in relation to the physical condition of the property, the replies should not be treated as a substitute for undertaking your own survey or making your own independent enquiries, which you are recommended to do.
- The seller is only obliged to give answers based on their own information. They may not have knowledge of legal or technical matters. You should not expect the seller to have knowledge of, or give information about, matters prior to their ownership of the property.

1. Boundaries

If the property is leasehold this section, or parts of it, may not apply.

1.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:

(a) on the left? _____	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input checked="" type="checkbox"/> Not known
(b) on the right? _____	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input checked="" type="checkbox"/> Not known
(c) at the rear? _____	<input checked="" type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input type="checkbox"/> Not known
(d) at the front? _____	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input checked="" type="checkbox"/> Not known

1.2 If the boundaries are irregular please indicate ownership by written description or by reference to a plan:

1.3 Is the seller aware of any boundary feature having been moved in the last 10 years or during the seller's period of ownership if longer? If Yes, please give details:

Yes No

1.4 During the seller's ownership, has any adjacent land or property been purchased by the seller? If Yes, please give details:

Yes No

1.5 Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road, for example cellars under the pavement, overhanging eaves or covered walkways? If Yes, please give details:

Yes No

1.6 Has any notice been received under the Party Wall etc. Act 1996 in respect of any shared/party boundaries? If Yes, please supply a copy, and give details of any works carried out or agreed:

Yes No
 Enclosed To follow

2. Disputes and complaints

2.1 Have there been any disputes or complaints regarding this property or a property nearby? If Yes, please give details:

Yes No

2.2 Is the seller aware of anything which might lead to a dispute about the property or a property nearby? If Yes, please give details:

Yes No

3. Notices and proposals

3.1 Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby? If Yes, please give details:

Yes No

3.2 Is the seller aware of any proposals to develop property or land nearby, or of any proposals to make alterations to buildings nearby?

Yes No

If Yes, please give details:

4. Alterations, planning and building control

Note to seller: All relevant approvals and supporting paperwork referred to in section 4 of this form, such as listed building consents, planning permissions, Building Regulations consents and completion certificates should be provided. If the seller has had works carried out the seller should produce the documentation authorising this. Copies may be obtained from the relevant local authority website. Competent Persons Certificates may be obtained from the contractor or the scheme provider (e.g. FENSA or Gas Safe Register). Further information about Competent Persons Certificates can be found at: <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised>

Note to buyer: If any alterations or improvements have been made since the property was last valued for council tax, the sale of the property may trigger a revaluation. This may mean that following completion of the sale, the property will be put into a higher council tax band. Further information about council tax valuation can be found at:

<http://www.gov.uk/government/organisations/valuation-office-agency>

4.1 Have any of the following changes been made to the whole or any part of the property (including the garden)?

(a) Building works (e.g. extension, loft or garage conversion, removal of internal walls). If Yes, please give details including dates of all work undertaken:

Yes No

(b) Change of use (e.g. from an office to a residence)

Yes No
 Year

(c) Installation of replacement windows, roof windows, roof lights, glazed doors since 1 April 2002

Yes No
 Year

(d) Addition of a conservatory

Yes No
 Year

4.2 If Yes to any of the questions in 4.1 and if the work was undertaken during the seller's ownership of the property:

(a) please supply copies of the planning permissions, Building Regulations approvals and Completion Certificates, OR:

(b) if none were required, please explain why these were not required – e.g. permitted development rights applied or the work was exempt from Building Regulations:

Further information about permitted development can be found at:
<https://www.planningportal.co.uk/info/200126/applications>

4.3 Are any of the works disclosed in 4.1 above unfinished? If Yes, please give details:

Yes No

4.4 Is the seller aware of any breaches of planning permission conditions or Building Regulations consent conditions, unfinished work or work that does not have all necessary consents? If Yes, please give details:

Yes No

4.5 Are there any planning or building control issues to resolve? If Yes, please give details:

Yes No

4.6 Have solar panels been installed?

Yes No

If Yes:

(a) In what year were the solar panels installed?

Year

(b) Are the solar panels owned outright?

Yes No

(c) Has a long lease of the roof/air space been granted to a solar panel provider? If Yes, please supply copies of the relevant documents e.g. copies of electricity bills for feed in tariffs.

Yes No
 Enclosed To follow

4.7 Is the property or any part of it:

(a) a listed building?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Not known	

(b) in a conservation area?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Not known	

If Yes, please supply copies of any relevant documents.

<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow
-----------------------------------	------------------------------------

4.8 Are any of the trees on the property subject to a Tree Preservation Order?

If Yes:

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Not known	

(a) Have the terms of the Order been complied with?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Not known	

(b) Please supply a copy of any relevant documents.

<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow
-----------------------------------	------------------------------------

5. Guarantees and warranties

Note to seller: All available guarantees, warranties and supporting paperwork should be supplied before exchange of contracts.

Note to buyer: Some guarantees only operate to protect the person who had the work carried out or may not be valid if their terms have been breached. You may wish to contact the company to establish whether it is still trading and if so, whether the terms of the guarantee will apply to you.

5.1 Does the property benefit from any of the following guarantees or warranties?

If Yes, please supply a copy.

(a) New home warranty (e.g. NHBC or similar)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow

(b) Damp proofing

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow

(c) Timber treatment

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow

(d) Windows, roof lights, roof windows or glazed doors

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow

(e) Electrical work

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow

(f) Roofing

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow

(g) Central heating

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow

(h) Underpinning

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow

(i) Other (please state):

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow

5.2 Have any claims been made under any of these guarantees or warranties? If Yes, please give details:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

6. Insurance

6.1 Does the seller insure the property?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

6.2 If not, why not?

6.3 If the property is a flat, does the landlord insure the building?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

6.4 Has any buildings insurance taken out by the seller ever been:

(a) subject to an abnormal rise in premiums?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

(b) subject to high excesses?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

(c) subject to unusual conditions?

Yes No

(d) refused?

Yes No

If Yes, please give details:

6.5 Has the seller made any buildings insurance claims?

Yes No

If Yes, please give details:

7. Environmental matters

Flooding

Note: Flooding may take a variety of forms: it may be seasonal or irregular or simply a one-off occurrence. The property does not need to be near a sea or river for flooding to occur. Further information about flooding can be found at:

www.gov.uk/government/organisations/department-for-environment-food-rural-affairs.

The flood risk check can be found at: www.gov.uk/check-flood-risk.

Read our updated Flood Risk Practice Note at <https://www.lawsociety.org.uk/support-services/advice/practice-notes/flood-risk/>

7.1 Has any part of the property (whether buildings or surrounding garden or land) ever been flooded?

Yes No

If Yes, please state when the flooding occurred and identify the parts that flooded:

If No to question 7.1 please continue to 7.3 and do not answer 7.2 below.

7.2 What type of flooding occurred?

(a) Ground water

Yes No

(b) Sewer flooding

Yes No

(c) Surface water

Yes No

(d) Coastal flooding

Yes No

(e) River flooding

Yes No

(f) Other (please state):

**7.3 Has a Flood Risk Report been prepared?
If Yes, please supply a copy.**

Yes No
 Enclosed To follow

Further information about the types of flooding and Flood Risk Reports can be found at: www.gov.uk/government/organisations/environment-agency.

Radon

Note: Radon is a naturally occurring inert radioactive gas found in the ground. Some parts of England and Wales are more adversely affected by it than others. Remedial action is advised for properties with a test result above the 'recommended action level'. Further information about Radon can be found at: www.gov.uk/government/organisations/public-health-england and www.publichealthwales.wales.nhs.uk.

7.4 Has a Radon test been carried out on the property?

Yes No

If Yes:

(a) please supply a copy of the report

Enclosed To follow

(b) was the test result below the 'recommended action level'?

Yes No

7.5 Were any remedial measures undertaken on construction to reduce Radon gas levels in the property?

Yes No
 Not known

Energy efficiency

Note: An Energy Performance Certificate (EPC) is a document that gives information about a property's energy usage. Further information about EPCs can be found at: <https://www.gov.uk/buy-sell-your-home/energy-performance-certificates>

7.6 Please supply a copy of the EPC for the property.

Enclosed To follow
 Already supplied

7.7 Have any installations in the property been financed under the Green Deal scheme? If Yes, please give details of all installations and supply a copy of your last electricity bill.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow

Further information about the Green Deal can be found at:
www.gov.uk/green-deal-energy-saving-measures

Japanese knotweed

Note: Japanese knotweed is an invasive non-native plant that can cause damage to property if left untreated. The plant consists of visible above ground growth and an invisible rhizome (root) below ground in the soil. It can take several years to control and manage through a management and treatment plan and rhizomes may remain alive below the soil even after treatment.

7.8 Is the property affected by Japanese knotweed?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Not known	

If Yes, please state whether there is a Japanese knotweed management and treatment plan in place and supply a copy with any insurance cover linked to the plan.

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Not known	
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow

8. Rights and informal arrangements

Note: Rights and arrangements may relate to access or shared use. They may also include leases of less than seven years, rights to mines and minerals, manorial rights, chancel repair and similar matters. If you are uncertain about whether a right or arrangement is covered by this question, please ask your solicitor.

8.1 Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a private road, a shared driveway, a boundary or drain?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If Yes, please give details:

8.2 Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If Yes, please give details:

8.3 Has anyone taken steps to prevent access to the property, or to complain about or demand payment for access to the property? If Yes, please give details:

Yes No

8.4 Does the seller know if any of the following rights benefit the property:

(a) Rights of light

Yes No

(b) Rights of support from adjoining properties

Yes No

(c) Customary rights (e.g. rights deriving from local traditions)

Yes No

8.5 Does the seller know if any of the following arrangements affect the property:

(a) Other people's rights to mines and minerals under the land

Yes No

(b) Chancel repair liability

Yes No

(c) Other people's rights to take things from the land (such as timber, hay or fish)

Yes No

If Yes, please give details:

8.6 Are there any other rights or arrangements affecting the property? This includes any rights of way. If Yes, please give details:

Yes No

Services crossing the property or neighbouring property

8.7 Do any drains, pipes or wires serving the property cross any neighbour's property?

Yes No
 Not known

8.8 Do any drains, pipes or wires leading to any neighbour's property cross the property?

Yes No
 Not known

8.9 Is there any agreement or arrangement about drains, pipes or wires?

Yes No
 Not known

If Yes, please supply a copy or give details:

Enclosed To follow

9. Parking

9.1 What are the parking arrangements at the property?

The property benefits from a driveway for several cars

9.2 Is the property in a controlled parking zone or within a local authority parking scheme?

Yes No
 Not known

10. Other charges

Note: If the property is leasehold, details of lease expenses such as service charges and ground rent should be set out on the separate TA7 Leasehold Information Form. If the property is freehold, there may still be charges: for example, payments to a management company or for the use of a private drainage system.

10.1 Does the seller have to pay any charges relating to the property (excluding any payments such as council tax, utility charges, etc.), for example payments to a management company? If Yes, please give details:

Yes No

11. Occupiers

11.1 Does the seller live at the property?

Yes No

11.2 Does anyone else, aged 17 or over, live at the property?

Yes No

If No to question 11.2, please continue to section 12 'Services' and do not answer 11.3–11.5 below.

11.3 Please give the full names of any occupiers (other than the sellers) aged 17 or over:

11.4 Are any of the occupiers (other than the sellers), aged 17 or over, tenants or lodgers?

Yes No

11.5 Is the property being sold with vacant possession?

Yes No

If Yes, have all the occupiers aged 17 or over:

(a) agreed to leave prior to completion?

Yes No

(b) agreed to sign the sale contract? If No, please supply other evidence that the property will be vacant on completion.

Yes No
 Enclosed To follow

12. Services

Note: If the seller does not have a certificate requested below this can be obtained from the relevant Competent Persons Scheme. Further information about Competent Persons Schemes can be found at: <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorized>

Electricity

12.1 Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?

Yes No

If Yes, please state the year it was tested and provide a copy of the test certificate.

Year
 Enclosed To follow

12.2 Has the property been rewired or had any electrical installation work carried out since 1 January 2005?

Yes No
 Not known

If Yes, please supply one of the following:

(a) a copy of the signed BS7671 Electrical Safety Certificate

Enclosed To follow

(b) the installer's Building Regulations Compliance Certificate

Enclosed To follow

(c) the Building Control Completion Certificate

Enclosed To follow

Central heating

12.3 Does the property have a central heating system?

Yes No

If Yes:

(a) What type of system is it (e.g. mains gas, liquid gas, oil, electricity, etc.)?

mains gas

(b) When was the heating system installed? If on or after 1 April 2005 please supply a copy of the 'completion certificate' (e.g. CORGI or Gas Safe Register) or the 'exceptional circumstances' form.

Date

Not known
 Enclosed To follow

(c) Is the heating system in good working order?

Yes No

(d) In what year was the heating system last serviced/maintained? Please supply a copy of the inspection report.

Year

Not known
 Enclosed To follow
 Not available

Drainage and sewerage

Note: Further information about drainage and sewerage can be found at: www.gov.uk/government/organisations/environment-agency

12.4 Is the property connected to mains:

(a) foul water drainage?

Yes No Not known

(b) surface water drainage?

Yes No Not known

If Yes to both questions in 12.4, please continue to section 13 'Connection to utilities and services' and do not answer 12.5–12.10 below.

12.5 Is sewerage for the property provided by:

(a) a septic tank?

Yes No

If the property is in England and you answered Yes to question 12.5 and your septic tank discharges directly into surface water, you must do one of the following as soon as possible:

- connect to mains sewer
- install a drainage field (also known as an infiltration system) so the septic tank can discharge to ground instead
- replace your septic tank with a small sewage treatment plant

You must have plans in place to carry out this work within a reasonable timescale, typically 12 months.

12.5.1 When was the septic tank last replaced or upgraded?

Month
 Year

(b) a sewage treatment plant?

Yes No

(c) cesspool?

Yes No

**12.6 Is the use of the septic tank, sewage treatment plant or cesspool shared with other properties?
If Yes, how many properties share the system?**

Yes No
 Properties share

12.7 When was the system last emptied?

Year

12.8 If the property is served by a sewage treatment plant, when was the treatment plant last serviced?

Year

12.9 When was the system installed?

Year

Note: Some systems installed after 1 January 1991 require Building Regulations approval, environmental permits or registration. Further information about permits and registration can be found at: www.gov.uk/government/organisations/environment-agency

**12.10 Is any part of the septic tank, sewage treatment plant (including any soakaway or outfall) or cesspool, or the access to it, outside the boundary of the property?
If Yes, please supply a plan showing the location of the system and how access is obtained.**

Yes No
 Enclosed To follow

Specific information about permits and general binding rules can be found at www.gov.uk/permits-you-need-for-septic-tanks

13. Connection to utilities and services

Please mark the Yes or No boxes to show which of the following utilities and services are connected to the property and give details of any providers.

Mains electricity

 Yes No

Provider's name

Location of meter

Mains gas

 Yes No

Provider's name

Location of meter

Mains water

 Yes No

Provider's name

Location of stopcock

Location of meter, if any

Mains sewerage

 Yes No

Provider's name

Telephone

 Yes No

Provider's name

Cable

 Yes No

Provider's name

14. Transaction information

14.1 Is this sale dependent on the seller completing the purchase of another property on the same day?

Yes No

14.2 Does the seller have any special requirements about a moving date? If Yes, please give details:

Yes No

14.3 Will the sale price be sufficient to repay all mortgages and charges secured on the property?

Yes No
 No mortgage

14.4 Will the seller ensure that:

(a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?

Yes No

(b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?

Yes No

(c) reasonable care will be taken when removing any other fittings or contents?

Yes No

(d) keys to all windows and doors and details of alarm codes will be left at the property or with the estate agent?

Yes No

Signed: _____

J Reynolds

JULIE REYNOLDS - 12/07/2022 14:11 - Signed by Hoowla e-signature

Dated: 12/ 07/ 2202

Signed: _____

Dated: _____

Each seller should sign this form.



The Law
Society

The Law Society is the representative body for solicitors in England and Wales.

Energy performance certificate (EPC)

18, Low Fold
BRADFORD
BD2 4AD

Energy rating

C

Valid until: **16 August 2028**

Certificate number: **9668-6004-6278-4578-8920**

Property type **end-terrace house**

Total floor area **117 square metres**

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 15% of fixed outlets	Poor
Floor	Suspended, insulated (assumed)	N/A
Floor	To unheated space, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 180 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is C. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces 6 tonnes of CO₂

This property produces 3.7 tonnes of CO₂

This property's potential production 2.5 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (73) to B (84).

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£55	£56
2. Solar water heating	£4,000 - £6,000	£33
3. Solar photovoltaic panels	£5,000 - £8,000	£276

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£833
--	------

Potential saving	£91
------------------	-----

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#)

[\(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
-----------------	-----------------------

Space heating	9208 kWh per year
---------------	-------------------

Water heating	2284 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Garry Fowlds
Telephone	07776261186
Email	garry.fowlds@blueyonder.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001718
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	16 August 2018
Date of certificate	17 August 2018
Type of assessment	RdSAP

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR	DETAILS OF THE CLIENT	DETAILS OF THE INSTALLATION
Registration No: 610623000 Branch No: 000	Contractor Reference Number (CRN): N/A	Occupier: [REDACTED]
Trading Title: Elecmet Electrical Solutions Ltd	Name: Martin & co, Mrs Julie Reynolds	Address: 18 Low Fold, BRADFORD, West Yorkshire
Address: 17 Water Lane, Leeds	Address: Martin & Co, 1 Daisy Place, SHIPLEY, West Yorkshire	
Postcode: LS12 5LX Tel No: 01132639352	Postcode: BD18 4NA Tel No: N/A	Postcode: BD2 4AD Tel No: N/A

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required: Scheduled report

Date(s) when inspection and testing was carried out: (17/07/2020) Records available: (X) Previous inspection report available: (X) Previous report date: (N/A)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):
 This installation at the time of test is in reasonable order, gas and water bonded appropriately, all circuits baring smoke detection RCD protected, all readings within parameters

Estimated age of electrical installation: (N/A) years Evidence of additions or alterations: () Overall assessment of the installation is: **Satisfactory** ~~Unsatisfactory~~ * (delete as appropriate)

PART 4 : DECLARATION

INSPECTION AND TESTING

I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.

Name (capitals): [REDACTED] Signature: [REDACTED] Date: 17/07/2020

REVIEWED BY QUALIFIED SUPERVISOR

Name (capitals): [REDACTED] Signature: [REDACTED] Date: 17/07/2020

*An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE FI) without delay is required.

Original (to the person ordering the work)

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

Original (to the person ordering the work)

PART 7 : DETAILS AND LIMITATIONS ON THE INSPECTION AND TESTING

The inspection and testing has been carried out in accordance with *BS 7671: 2018*, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected unless specifically agreed between the Client and the Inspector prior to inspection.

Details of the installation covered by this report: All electrical system

Agreed limitations including the reasons, if any, on the inspection and testing: No floor boards lifted, voids inspected or kitchen appliances removed

Extent of sampling (inspection only): 100%

Operational limitations including the reasons: N/A

PART 8 : SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements	Number and type of live conductors	Nature of supply parameters
TN-C-S: (.....) TN-S: (N/A) TT: (N/A) Other (state): <u>N/A</u>	AC 1-phase, 2-wire: (.....) Other (state): <u>N/A</u>	Nominal line voltage to Earth, U_0 : (230) V ^{(1) By enquiry, measurement, or by calculation} Nominal frequency, f : (50) Hz Prospective fault current, $I_{pf}^{(1)*}$: (1.39) kA External loop impedance, $Z_e^{(1)*}$: (0.17) Ω (By Enquiry)
Supply protective device (BS (EN) 1361) Type: (II) Rated current: (100) A	Confirmation of supply polarity: (.....) Other sources of supply (as detailed on attached schedule) Page No: (N/A)	

PART 9 : PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of Earthing	Main protective conductors	Main protective bonding connections	Main switch / Switch-fuse / Circuit-breaker / RCD
Distributor's facility: (.....) Installation earth electrode: (N/A)	Earthing conductor: (material <u>Copper</u> csa <u>16</u> mm ²) Connection / continuity verified: (.....)	Water installation pipes: (.....) Gas installation pipes: (.....) Structural steel: (N/A) Oil installation pipes: (N/A) Lightning protection: (N/A) Other (state): <u>N/A</u>	Type: (BS (EN) <u>60947-3</u>) Location: (<u>Bottom of stairs</u>) No. of poles: (<u>2</u>) Rating / setting of device: (N/A) A Current rating: (<u>100</u>) A Voltage rating: (<u>230</u>) V
Where an earth electrode is used insert Type – rod(s), tape, etc: (<u>None</u>) Location: (<u>N/A</u>) Electrode resistance to Earth: (<u>N/A</u>) Ω	Main protective bonding conductors: (material <u>Copper</u> csa <u>10</u> mm ²) Connection / continuity verified: (.....)		Where an RCD is used as the main switch RCD rated residual operating current, $I_{\Delta n}$: (N/A) mA Measured operating time: (<u>N/A</u>) ms Rated time delay: (N/A) ms

*Where the installation is supplied by more than one source, the higher or highest values of prospective fault current, I_{pf} , and external earth fault loop impedance, Z_e , must be recorded.

All fields must be completed. Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

Original (to the person ordering the work)

PART 10 : SCHEDULE OF ITEMS INSPECTED		
1. External condition of intake equipment (visual inspection only) (If inadequacies are identified with the intake equipment, it is recommended the person ordering the report informs the appropriate authority)		
1.1 Service cable:	(.....)	(.....)
1.2 Service head:	(.....)	(.....)
1.3 Earthing arrangement:	(.....)	(.....)
1.4 Meter tails:		
a) Cutout fuse to meter	(.....)	(.....)
b) Meter to consumer unit	(.....)	(.....)
1.5 Metering equipment:	(.....)	(.....)
1.6 Isolator (where present):	(.....)	(.....)
2. Presence of adequate arrangements for other sources		
2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply:	(N/A)	(.....)
2.2 Adequate arrangements where generating set operates in parallel with the public supply:	(N/A)	(.....)
2.3 Presence of alternative / additional supply warning notices:	(N/A)	(.....)
3. Earthing and bonding arrangements		
3.1 Presence and condition of distributor's earthing arrangement:	(.....)	(.....)
3.2 Presence and condition of earth electrode connection, where appropriate:	(N/A)	(.....)
3.3 Confirmation of adequate earthing conductor size:	(.....)	(.....)
3.4 Accessibility and condition of earthing conductor at Main Earthing Terminal (MET):	(.....)	(.....)
3.5 Confirmation of adequate main protective bonding conductor sizes:	(.....)	(.....)
3.6 Accessibility and condition of main protective bonding conductor connections:	(.....)	(.....)
3.7 Accessibility and condition of other protective bonding connections:	(.....)	(.....)
3.8 Provision of earthing and bonding labels at all appropriate locations:	(.....)	(.....)
4. Consumer unit(s) / Distribution board(s)		
4.1 Adequacy of working space / accessibility to consumer unit / distribution board:	(.....)	(.....)
4.2 Security of fixing:	(.....)	(.....)
4.3 Condition of enclosure(s) in terms of IP rating:	(.....)	(.....)
4.4 Condition of enclosure(s) in terms of fire rating:	(.....)	(.....)
4.5 Enclosure not damaged / deteriorated so as to impair safety:	(.....)	(.....)
4.6 Presence of linked main switch:	(.....)	(.....)
4.7 Operation of main switch(es) (functional check):	(.....)	(.....)
4.8 Main switch capable of being secured in the OFF position:	(.....)	(.....)
4.9 Operation of circuit-breakers and RCDs to prove disconnection (functional check):	(.....)	(.....)
4.10 Correct identification of circuits and protective devices:	(.....)	(.....)
4.11 Presence of appropriate circuit charts, warning and other notices:		
a) Provision of circuit charts/schedules or equivalent forms of information	(.....)	(.....)
b) Warning notice of method of isolation where live parts not capable of being isolated by a single device	(N/A)	(.....)
c) Periodic inspection and testing notice	(.....)	(.....)
d) Presence of RCD six-monthly notice, where required	(.....)	(.....)
e) Warning notice of non-standard (mixed) colours of conductors present	(.....)	(.....)
f) All other required labelling provided	(.....)	(.....)
4.12 Compatibility of protective device(s), base(s) and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating):	(.....)	(.....)
4.13 Single-pole switching or protective devices in the line conductors only:	(.....)	(.....)
4.14 Protection against mechanical damage where cables enter consumer unit / distribution board:	(.....)	(.....)
4.15 Protection against electromagnetic effects where cables enter metallic consumer unit / enclosure:	(.....)	(.....)
4.16 RCDs provided for fault protection – includes RCBOs:	(.....)	(.....)
4.17 RCDs provided for additional protection – includes RCBOs:	(.....)	(.....)
4.18 Confirmation of indication that SPD is functional:	(N/A)	(.....)
4.19 Adequacy of AFDD(s), where specified:	(N/A)	(.....)
4.20 Confirmation that conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure:	(.....)	(.....)
5. Distribution / final circuits		
5.1 Identification of conductors:	(.....)	(.....)
5.2 Cables correctly supported throughout:	(.....)	(.....)
5.3 Condition of insulation of live parts:	(.....)	(.....)
5.4 Non-sheathed live conductors protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems):	(.....)	(.....)
5.5 Adequacy of cables for current-carrying capacity with regard to the type and nature of installation:	(.....)	(.....)
5.6 Adequacy of protective devices; type and rated current for fault protection:	(.....)	(.....)
5.7 Presence and adequacy of circuit protective conductors:	(.....)	(.....)
5.8 Co-ordination between conductors and overload protection devices:	(.....)	(.....)
5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences:	(.....)	(.....)
5.10 Cables adequately protected against mechanical damage and abrasion:	(.....)	(.....)
5.11 Provision of additional protection by 30 mA RCD (<i>see Note</i>):		
a) For all socket-outlets with a rated current not exceeding 32 A	(.....)	(.....)
b) For mobile equipment not exceeding a rating of 32 A for use outdoors	(.....)	(.....)
c) For cables concealed in walls / partitions at a depth of less than 50 mm	(N/A)	(.....)

All fields must be completed. Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)

NOTES FOR RECIPIENT

THIS CONDITION REPORT IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE USE

The purpose of a domestic periodic inspection is to determine, so far as is reasonably practicable, whether the electrical installation of a single dwelling (house or flat) is in a satisfactory condition for continued service. This report provides an assessment of the condition of the electrical installation identified overleaf at the time it was inspected and tested, taking into account the stated extent of the installation and the limitations of the inspection and testing.

The report identifies any damage, deterioration, defects and/or conditions found by the inspector which may give rise to danger (see PART 6), together with any items for which improvement is recommended.

If you were the person ordering this report, but not the user of the installation, you should pass this report, or a full copy of it including these notes, the schedules and additional pages (if any), immediately to the user.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the periodic inspection was carried out.

Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested every six months. For safety reasons it is important that this instruction is followed.

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection should be carried out is stated in PART 5 of this report. There should also be a notice at or near the main switchboard or consumer unit indicating when the next inspection of the installation is due. NICEIC* recommends that you engage the services of an NICEIC Approved Contractor for the inspection.

This report has been issued in accordance with the national standard for the safety of electrical installations, *BS 7671: 2018 – Requirements for Electrical Installations*.

Only an NICEIC Approved Contractor or Conforming Body is authorised to issue this NICEIC Domestic Electrical Installation Condition Report. You should have received the report marked 'Original' and the Approved Contractor should have retained the report marked 'Duplicate'.

This report form is intended to be issued only for the purpose of reporting on the condition of an existing electrical installation and must not be issued to certify new electrical installation work including the replacement of a consumer unit.

The report consists of at least six numbered pages. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. For installations having more than one consumer unit or more circuits than can be recorded in PART 12, one or more additional *Schedules of Circuit Details and Test Results* should form part of the report. The report is invalid if any of the schedules identified in PART 10 are missing. The report has a printed serial number, which is traceable to the Contractor to which it was supplied.

PART 7 (Details and limitations) should identify fully the extent of the installation covered by this report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the report before the inspection was carried out.

Rarely, an operational limitation may have been encountered during the inspection such as inability to gain access to parts of the installation or to an item of equipment. The inspector should have noted any such limitations in PART 7. It should be noted that the greater the limitations applying to a report, the less its value from the safety aspect.

A declaration should have been given by the inspector in PART 4 of the report. The declaration must reflect the statement given in PART 3, which summarises the observations and recommendations made in PART 6. Where one or more observations have been made in PART 6, the Classification code given to each by the inspector indicates the degree of urgency with which remedial action needs to be taken to restore the installation to a safe working condition.

Where the inspector has indicated an observation as code C1 (danger present) **the safety of those using the installation is at risk**. Wherever practicable, items classified as (C1) should be made safe on discovery, and it is recommended that a skilled person(s) competent in electrical installation work undertakes the necessary remedial work immediately.

Where the inspector has indicated an observation as code C2 (potentially dangerous) **the safety of those using the installation may be at risk**, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where the inspector has indicated that an item requires further investigation (FI), the investigation should be carried out without delay to determine whether danger or potential danger exists. For further guidance on the Classification codes, please see the reverse of page 2.

Where the installation can be supplied by more than one source, such as the public supply and a standby generator or microgenerator, this should be identified in PART 8 *Supply Characteristics and Earthing Arrangements*, and the *Schedules of Circuit Details and Test Results* (PART 12) compiled accordingly.

Where inadequacies in the intake equipment have been observed (Item 1 of PART 10), the person ordering the inspection should inform the distributor and/or supplier as appropriate.

Should the person ordering this report have reason to believe that it does not reasonably reflect the condition of the electrical installation reported on, that person should in the first instance raise the specific concerns in writing with the Approved Contractor. If the concerns remain unresolved, the person ordering this report may make a formal complaint to NICEIC, for which purpose a complaint form is available on request.

The complaints procedure offered by NICEIC is subject to certain terms and conditions, full details of which are available upon application. NICEIC does not investigate complaints relating to the operational performance of electrical installations (such as lighting levels), or to contractual or commercial issues (such as time or cost).

* NICEIC is operated by Certsure LLP, a partnership between the Electrical Contractors' Association and the charity, Electrical Safety First. NICEIC maintains and publishes registers of electrical contractors that it has assessed against particular scheme requirements (including the technical standard of electrical work).

For further information about electrical safety and how NICEIC can help you,
visit www.niceic.com

GUIDANCE FOR RECIPIENTS ON THE CLASSIFICATION CODES

Only one Classification code should be given for each recorded Observation

Classification code C1 (Danger present)

Where an observation has been given a Classification code C1, the safety of those using the installation is at risk and immediate remedial action is required.

The person ordering the inspection is advised to take action without delay to remedy the observed deficiency in the installation, or to take other appropriate action (such as switching off and isolating the affected part(s) of the installation) to remove the danger. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

NICEIC makes available 'Electrical Danger Notification' forms to enable inspectors to record, and then to communicate to the person ordering the report, any dangerous condition discovered.

Classification code C2 (Potentially dangerous)

Classification code C2 indicates that, whilst those using the installation may not be at immediate risk, urgent remedial action is required to remove potential danger. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

It is important to note that the recommendation given at PART 5 of this report (Next Inspection) for the maximum interval until the next inspection is conditional upon all items which have been given a Classification code C1 and code C2 being remedied immediately and as a matter of urgency, respectively.

It would not be reasonable for the inspector to indicate that the installation is in a satisfactory condition if any observation in this report has been given a code C1 or code C2 classification.

Classification code C3 (Improvement recommended)

Where an observation has been given a Classification code C3, the inspection and/or testing has revealed a non-compliance with the current safety standard which, whilst not presenting immediate or potential danger, would result in a significant safety improvement if remedied. Careful consideration should be given to the safety benefits of improving these aspects of the installation. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

Code FI (Further investigation required without delay)

It should usually be possible for the inspector to attribute a Classification code to each observation without indicating a need for further investigation.

However, where 'FI' has been entered against an observation the inspector considers that further investigation of that observation is likely to reveal danger or potential danger that, due to the agreed extent or limitations of the inspection and/or testing, could not be fully identified at the time.

It would not be appropriate for the inspector to indicate that the installation is in a satisfactory condition if there is reasonable doubt as to whether danger or potential danger exists. Consequently, where the inspector has indicated 'Further investigation required without delay' (FI) the overall assessment of the installation (PART 3) should be marked as 'Unsatisfactory'.

If the inspector has indicated that an observation requires further investigation without delay, the person ordering this report is advised to arrange for the NICEIC Approved Contractor issuing the report (or another skilled person or persons competent in such work) to undertake further examination of that aspect of the installation as a matter of urgency, to determine whether or not danger or potential danger exists.

Further information

Further information on the application of Classification codes, primarily aimed at inspectors but of possible interest to persons ordering condition reports, can be found in Electrical Safety First's Best Practice Guide No 4 *Electrical installation condition reporting: Classification Codes for domestic and similar electrical installations*. The guide can be viewed or downloaded free of charge from www.electricalsafetyfirst.org.uk

For further information about electrical safety and how NICEIC can help you, visit www.niceic.com