



**AUCTION PACK**  
**For**  
**East View**  
**Intake Lane, Rawdon**  
**LEEDS**  
**LS19 6PY**

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

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

**East View, Intake Lane, Rawdon, LEEDS, LS19 6PY.**

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 WYK885768

Edition date 26.08.2008

- This official copy shows the entries on the register of title on 03 AUG 2022 at 11:55:53.
- 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 03 Aug 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 : LEEDS

- 1 (26.08.2008) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being East View, Intake Lane, Rawdon, Leeds (LS19 6PY).
- 2 (26.08.2008) A Conveyance of the land in this title dated 23 July 1925 made between (1) Edward Barrett (Vendor) and (2) Hanson Abbott and Minnie Abbott (Purchasers) contains the following provision:-  
  
"it is hereby agreed and declared that the walls separating the dwellinghouse and outbuildings on the southerly side thereof shall at all times hereafter be mesne or party walls for the joint and equal use and benefit and shall always be maintained and repaired at the joint and equal expense of the owners for the time being of the dwellinghouses and outbuildings separated thereby"

## 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 (26.08.2008) PROPRIETOR: ELSPETH CAMPBELL CARRICK of Sutton Stables, Sutton, Thirsk, North Yorkshire YO7 2PU.
- 2 (26.08.2008) The value stated as at 26 August 2008 was £225,000.

## C: Charges Register

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

- 1 (26.08.2008) A Conveyance of the land in this title and other land dated 22 December 1923 made between (1) George Vereker Green Emmott (Vendor) (2) Lionel Ilfred Cowper and Thomas Backhouse Eckroyd and (3) Edward Barrett (Purchaser) contains covenants.

## C: Charges Register continued

By a Deed dated 15 December 1958 made between (1) The Public Trustee (the Public Trustee) and (2) Mary Elizabeth Abbott and Fred Abbott (the Owners) the said covenants were expressed to be released. Details of the covenants and of the release are set out in the schedule of restrictive covenants hereto.

### Schedule of restrictive covenants

- 1 (26.08.2008) The following are details of the covenants contained in the Conveyance dated 22 December 1923 referred to in the Charges Register:-

COVENANT by the Purchaser for himself his heirs and assigns with the Vendor his heirs and assigns to forthwith set apart and appropriate as streetage and for ever thereafter leave open and unbuilt upon such portions of the said proposed road 6 yards wide ..... included in the purchased premises at the levels and inclinations required by and generally in the manner and to the satisfaction in every respect of the Vendor and his sequels in title and his and their agent for the time being and execute and do at all times thereafter keep in complete repair all such works of levelling macadamising paving flagging curbing or channelling the same as might be required by the Vendor or his sequels in title or his and their agent as aforesaid

.....  
..

FURTHER COVENANT by the Purchaser to erect on all sides of the purchased premises good and sufficient fences to the satisfaction of the Vendor or his agent so as to fence off the purchased premises from the adjoining land of the Vendor and would forever thereafter maintain the same in good and sufficient repair and further that no building should be erected on the purchased premises until the plans and specifications thereof had been submitted to and approved by the agent of the Vendor as aforesaid and no building other than boundary walls bay windows and porches should at any time be erected on the purchased premises within six feet of the said proposed road on the west side of the purchased premises or within six feet of the said proposed road on the east side of the purchased premises and no building save as aforesaid should be erected or project over and all buildings should conform in every respect with the red lines shown on the said plan and respectively marked "building line" and further that no building erected or then to be erected on the purchased premises should be used otherwise than as a private dwellinghouse or shop without the written consent of the Vendor or his sequels in title and that no dwellinghouse or shop should be erected on the purchased premises which should not be of the clear annual letting value of fifteen pounds at the least and that all buildings erected on the purchased premises should be faced with stone or roughcast to the satisfaction of the agent of the vendor as aforesaid

DECLARATION that the purchaser his heirs and assigns should not be entitled to any right of light or air which would in any way damage or interfere with the free and unrestricted user of the adjoining property of the Vendor either for building or for any other purpose.

*NOTE: Copy plan filed under WYK646448.*

- 2 (26.08.2008) The following are details of the terms of the Release contained in the Deed dated 15 December 1958 referred to in the Charges Register:-

"WHEREAS by an Indenture dated the 22nd day of December 1923 and made between George Vereker Green Emmott (thereinafter called the Vendor) of the first part Lionel Ilford Cowper and Thomas Backhouse Ecroyd (thereinafter called the Trustees) of the second part and Edward Barrett (thereinafter called the Purchaser of the third part) the Purchaser covenanted for himself his heirs and assigns to set apart and appropriate as streetage and for ever thereafter leave open and unbuilt upon such portion of a proposed road six yards wide as was conveyed to the Purchaser and which was more particularly delineated and described

## Schedule of restrictive covenants continued

on the plan annexed to the said Indenture and thereon coloured brown.

NOW THIS DEED WITNESSETH as follows:-

1. The Public Trustee hereby releases the owner and his successors in title from the obligations under the covenant contained in the said Indenture dated the Twenty second day of December One thousand nine hundred and twenty three to the extent that the portion of land coloured brown on the said plan co-extensive with the owners adjoining property on the East shall henceforth be taken into and form part of the garden of the said adjoining property of the Owner or for such other use as the Owner may require.

2. The Owner hereby releases the Public Trustee and his successors in title from any obligation to make form and complete the said proposed road co-extensive with the portion of the proposed road conveyed to the Owner by a Conveyance dated the 18th day of July 1955 and made between Mary Ann Judson and Mary Firth of the one part and the Owner of the other part to the extent that the portion of the proposed road (co-extensive as aforesaid) may be used in connection with the development of the said adjoining estate of the Public Trustee for housing purposes"

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 03 August 2022 shows the state of this title plan on 03 August 2022 at 11:55:54. 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 .

Title number **WYK885768**  
 Ordnance Survey map reference **SE2139SE**  
 Scale **1:1250**  
 Administrative area **West Yorkshire : Leeds**



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ott Arms  
(PH)

Community Centre

Billing View

Billing Court

Wentworth Terrace

Wentworth Villa

Wentworth House

Henley Mount

Henley Close

Billingwood Drive

Intake Lane

Egerton Terrace

Town Street

Far Well Road

Far Well House

Warehouse

Summerseat

High Craft

Linfit

Emmott House

Sunningdale

Lockville

Moarcraft

Billing House

Wentworth

Wentworth Cottage

Henley

East View

Shenwood

Fern Lea

Brar Wood

Kinwood

PO

Far Well

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6T

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**These are the notes referred to on the following official copy**

Title Number WYK885768

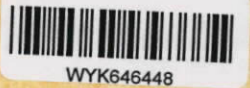
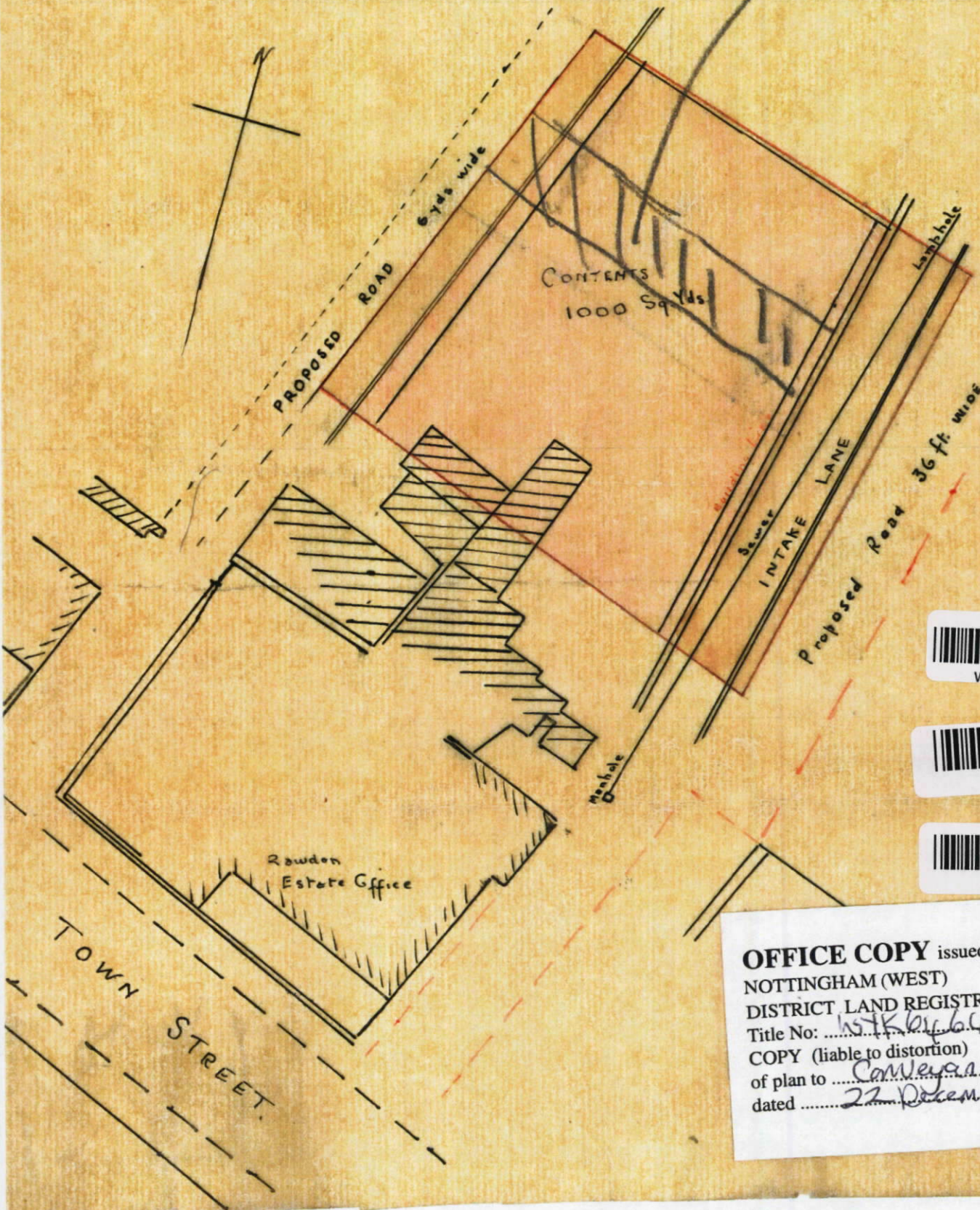
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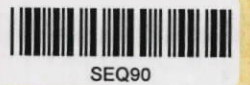
WYK 646 443



WYK646448



PLAN



SEQ90

H137(NW)

**OFFICE COPY** issued by  
NOTTINGHAM (WEST)  
DISTRICT LAND REGISTRY  
Title No: WYK 646 448  
COPY (liable to distortion)  
of plan to Conveyance  
dated 22 December 1923  
(Revised 3/96)



# Energy performance certificate (EPC)

East View Intake Lane Rawdon LEEDS LS19 6PY	Energy rating  <b>E</b>	Valid until: <b>11 June 2028</b>  Certificate number: <b>0448-2895-6356-9498-1441</b>
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Property type

Semi-detached house

Total floor area

77 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	53   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, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 362 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 4.9 tonnes of CO<sub>2</sub>

This property's potential production 2.4 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 2.5 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 E (53) to C (77).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£172
2. Floor insulation (suspended floor)	£800 - £1,200	£51
3. Increase hot water cylinder insulation	£15 - £30	£23
4. Low energy lighting	£30	£23
5. Solar water heating	£4,000 - £6,000	£59
6. Solar photovoltaic panels	£5,000 - £8,000	£270

## 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	£1122
Potential saving	£327

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/>).

### 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	12378 kWh per year
Water heating	3968 kWh per year

### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	348 kWh per year
Cavity wall insulation	2979 kWh per year

## 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	Ashley Kay
Telephone	0113 239 0012
Email	<a href="mailto:horsforth@hardistyandco.com">horsforth@hardistyandco.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/014434
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	15 May 2018
Date of certificate	12 June 2018
Type of assessment	<a href="#">RdSAP</a>

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