



Auction Pack

51 Old Mill
Victoria Mills
Bradford
BD17 7EG



Introduction to this pre-sale information pack This pre-sale information pack is designed to provide information for potential purchasers of 51 Old Mill, Victoria Mills Bradford BD17 7EG

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

CONDITIONAL AUCTION TERMS AND CONDITIONS

Introduction These Conditional Auction Terms and Conditions govern the conduct of conditional auctions conducted by Advanced Property Auctions. Any property sold by Advanced Property Auctions either Online or in person which is expressed to be Conditional is governed by these conditions.

There are three sections:

Glossary The glossary gives special meanings to certain words used in the conditions.

Auction Conduct Conditions The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located and cannot be changed without the auctioneer's agreement.

Reservation Conditions If you are the successful bidder in a conditional auction for a property then you must enter into a reservation agreement and will be bound by the reservation conditions relevant to that Property.

Important Notice

Before bidding for a property, a prudent Buyer should carry out their own due diligence, including but not limited to:

- Read these Conditional Auction Terms and Conditions and the Buying section of the Auctioneer's Website
- Check the Buyer Information Pack including the Special Conditions for the Property
- Take advice from professionals such as a conveyancer, a financial advisor, or a surveyor where appropriate.
- Have finance available for the Purchase Price, the Reservation Fee, and any additional fees stated in the Special Conditions These Conditions assume that a Buyer has acted as a prudent Buyer, and bidding without doing so is at your own risk.

Glossary

This glossary applies to the AUCTION CONDUCT CONDITIONS and the RESERVATION CONDITIONS.

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a “person” includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or reenacted by the date of the AUCTION or the CONTRACT DATE (as applicable);
- where the following words appear in small capitals they have the specified meanings.

ACTUAL COMPLETION DATE The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

ADDENDUM An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

Approved Financial Institution Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

ARREARS ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE. ARREARS Schedule The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

Auctioneers

The Auctioneers at the AUCTION.

BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

BUYER

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

BUYER INFORMATION PACK T

The pack of documents relating to the Property.

CATALOGUE

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

CONTRACT DATE

The CONTRACT DATE is the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a rent charge or local land charge).

GENERAL CONDITIONS

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

INTEREST RATE As specified in the CONTRACT.

LOT Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

Old ARREARS ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995

ONLINE On our website.

PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

READY TO COMPLETE

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

RESERVATION AGREEMENT

The agreement which is to be signed by the Buyer and the Seller or by the AUCTIONEER as agent on behalf of either the Seller or Buyer or both, reserving the Property for sale by the SELLER to the BUYER as per the RESERVATION CONDITIONS.

RESERVATION FEE

A non-refundable fee paid by the Buyer to us to reserve the Property.

SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

SELLER

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

SPECIAL CONDITIONS

Those of the RESERVATION CONDITIONS so headed that relate to the LOT.

TENANCIES

TENANCIES, leases, licences to occupy, and agreements for lease, and any DOCUMENTS varying or supplemental to them.

TENANCY Schedule

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

TRANSFER

TRANSFER includes a conveyance or assignment (and “to TRANSFER” includes “to convey” or “to assign”).

We (and Us and Our)

The AUCTIONEERS.

You (and Your) Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

Auction Conduct Conditions

Words in small capitals have the special meanings defined in the Glossary.

A1 Introduction

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2 If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

A2 OUR role

A2.1 As agents for each SELLER we have authority to

(a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;

(b) offer each LOT for sale by conditional AUCTION;

(c) receive and hold deposits (if applicable);

(d) sign each RESERVATION AGREEMENT; and

(e) treat a RESERVATION AGREEMENT as repudiated if the BUYER fails to sign the RESERVATION AGREEMENT or pay a RESERVATION FEE as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

Payment of Reservation Fee

1. On the date of the RESERVATION AGREEMENT the BUYER must pay the RESERVATION FEE to the Auctioneer in the amount detailed in the "Property Details and Reservation Fee" of the RESERVATION AGREEMENT.
2. The RESERVATION FEE is not a part payment (a deposit) towards the purchase price of the property but a fee payable to the Auctioneer in addition to the purchase price.
3. The RESERVATION FEE is not refundable to the BUYER unless the SELLER withdraws from the sale during the reservation period. In all other circumstances the BUYER agrees that the RESERVATION FEE shall not be repaid to the Buyer

Grant of exclusivity for Reservation Period and Seller's obligations

1. Conditional upon payment of the RESERVATION FEE and due execution of the RESERVATION AGREEMENT, the Property shall be reserved to the BUYER for the Reservation Period in which time the BUYER must exchange contracts.
2. In consideration of the payment of the RESERVATION FEE, the SELLER agrees:
 - a. That the seller has instructed the Auctioneer not to agree another reservation of this Property during the Reservation Period:
 - b. During the Reservation period:
 - i. Not to encumber or deal with the title to the Property.
 - ii. Not to send, instruct, or allow anyone else to send any contract for sale of the Property to anyone other than the BUYER's Solicitors
 - iii. To give such access to the Property as may be reasonably required by any surveyor or valuer appointed by the BUYER or the BUYER's mortgagee for the purpose of surveying and/or valuing the Property
 - iv. Not to give access to any other person to view the Property nor negotiate with anyone other than the BUYER any terms for the sale of the Property
 - c. To use all reasonable endeavors to proceed to a formal exchange of contracts within the Reservation Period
 - d. To supply to the SELLER's Solicitors all documentation, information and authority to enable the SELLER's Solicitors to draft and negotiate the sale and purchase contract and do all work necessary to enable contracts for sale of the Property to be exchanged within the Reservation Period;

e. To immediately instruct the SELLER's Solicitors to issue a contract for the sale of the property to the BUYER's Solicitors and to answer promptly all enquiries raised by the BUYER's Solicitors relating to the Property, to respond promptly to any amendments to the draft sale and purchase contract proposed by the BUYER's Solicitors and do all other work required to enable contracts for the sale of the Property to be exchanged within the Reservation Period, provided always that the BUYER complies with the terms of this Agreement.

3. The SELLER may (but shall not be obliged to) grant an extension of the Reservation Period. Any such extension shall be confirmed in writing.

Buyer's Obligations

1. In consideration of the undertakings given by the SELLER in the RESERVATION AGREEMENT, the BUYER agrees:

a. To use all reasonable endeavours to proceed to a formal exchange of contracts within the Reservation Period;

b. To immediately instruct the BUYER's Solicitors to investigate title to the Property, negotiate the draft sale and purchase agreement, raise enquiries of the SELLER and 14 any third parties about the Property and do any other work required to enable contracts for the sale of the Property to be exchanged within the Reservation Period;

c. within five working days after the auction or acceptance of the offer:

i. If the BUYER intends to use a loan in connection with the purchase of the Property, the BUYER shall apply to the relevant lender and complete all necessary documentation and do all such things as such lender may require to process the BUYER's application as soon as possible including the payment of any application fees;

ii. If the BUYER or the BUYER's mortgagee or lender requires that the Property is surveyed and/or valued, the BUYER will use all reasonable endeavors to arrange for the survey and/or valuation to take place at the Property as soon as reasonably practicable including the payment of any valuation fee;

iii. Keep the AUCTIONEER and the SELLER's solicitor advised of progress with the application for the loan.

d. Within 5 working days of receiving draft contracts from the SELLER's solicitor, the BUYER must ensure that their nominated solicitor has raised initial enquiries in relation to the draft contract in writing with the SELLER's solicitor. If this has not been undertaken the SELLER reserves the absolute right to re-offer the Property for sale free of any obligation to the BUYER in this event the RESERVATION FEE is deemed nonrefundable.

e. The date of COMPLETION shall be specified in the contract exchanged for the purchase of the Property, but such date shall be no later than the date being 28 days after the date of exchange of contracts and the BUYER shall use all reasonable endeavours to purchase the Property by such date

Termination

1. The RESERVATION AGREEMENT shall not be capable of termination by either the BUYER or the SELLER during the Reservation Period.
2. On the expiry of the Reservation Period (or the expiry of any extension granted by the Seller in writing) if the BUYER has not exchanged contracts to purchase the Property, the RESERVATION AGREEMENT shall automatically terminate
3. The SELLER may terminate the RESERVATION AGREEMENT with immediate effect by written notice to the BUYER if the BUYER is in breach of the BUYER's obligations under the RESERVATION AGREEMENT.
4. Any provision of the RESERVATION AGREEMENT that expressly or by implication is intended to come into or continue in force on or after termination or expiry of the RESERVATION AGREEMENT shall remain in full force and effect.
5. The BUYER agrees that if the CONTRACT for the purchase of the Property has not been legally and unconditionally exchanged within the Reservation Period the SELLER has the absolute right to re-offer the Property for sale free of any obligation to the BUYER. In this event the RESERVATION FEE is deemed non-refundable

Incorporation of Conditional Auction Terms and Conditions

1. The BUYER confirms that they have read and agree with the terms and conditions of the RESERVATION AGREEMENT, the SPECIAL CONDITIONS and these Conditional Auction Terms and Conditions

Auctioneer's Position

1. The SELLER and BUYER acknowledge and agree that the Auctioneer's capacity in relation to the RESERVATION AGREEMENT is solely to act as an agent of the SELLER and not its own capacity.
2. Save in the event of fraud or death or personal injury resulting from the Auctioneer's negligence, neither the Auctioneer nor any of its parent companies, subsidiaries, affiliates, third party service providers, licensors, officers, directors or employees shall have any liability of any nature howsoever arising in relation to the RESERVATION AGREEMENT

Waiver

No failure or delay by a party to exercise any right or remedy provided under the RESERVATION AGREEMENT or by law shall constitute a waiver of that or any other right or remedy, nor shall it prevent or restrict the further exercise of that or any other right or remedy. No single or partial exercise of such right or remedy shall prevent or restrict the further exercise of that or any other right or remedy.

Assignment and other dealings prohibited.

The RESERVATION AGREEMENT is personal to the BUYER and SELLER and neither party shall assign, transfer, mortgage, charge, subcontract, declare a trust over or deal in any other manner with any of its rights and obligations under the RESERVATION AGREEMENT.

Costs

1. The BUYER and SELLER shall pay its own costs incurred in connection with this Agreement and any documents referred to in it, except as varied by the SPECIAL CONDITIONS.
2. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

General

- 1 The RESERVATION AGREEMENT constitutes the entire agreement between the BUYER and SELLER and supersedes and extinguishes all previous agreements, promises, assurances, warranties, representations, and understandings between them, whether written or oral, relating to its subject matter.
2. Neither the BUYER nor the SELLER shall make, or permit any person to make, any public announcement concerning the RESERVATION AGREEMENT without the prior written consent of the other party (such consent not to be unreasonably withheld or delayed), except as required by law, any governmental or regulatory authority (including, without limitation, any relevant securities exchange), any court or other authority of competent jurisdiction.

Notices

- 1 Any notice or other communication required to be given to either the BUYER or SELLER under or in connection with this contract shall be in writing and shall be delivered by hand or sent by first-class post or next working day delivery service to the other Party's address as noted on page 1 of the RESERVATION AGREEMENT (or such other address as may be notified in writing by one Party to the other from time to time).

3. Any notice or communication shall be deemed to have been received if delivered by hand, on signature of a delivery receipt or otherwise at 9.00 am on the second Business Day after posting.

Third Party Rights

- 3.1 Except in relation to clause 1.1, 3.1 (c)(iii), 3.2 and 6 of the RESERVATION AGREEMENT, which the Auctioneer is entitled to rely upon and enforce against the BUYER, a person who is not a party to this Agreement shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of the RESERVATION AGREEMENT.

- 3.2 **R14 Counterparts** The RESERVATION AGREEMENT may be executed in any number of counterparts, each of which when executed shall constitute a duplicate original, but all the counterparts shall together constitute the one agreement.

3.3 Governing Law

1. The RESERVATION AGREEMENT and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

Jurisdiction .

The BUYER and SELLER irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with the RESERVATION AGREEMENT or its subject matter or formation (including non-contractual disputes or claims)

Thank you for your agreement to purchase a property through Advanced Property Auction. This Agreement is made between Advanced Property Auction as agent for and on behalf of "the Seller" ("the Auctioneer") and the Buyer(s) as detailed below ("the Buyer(s)"). The Buyer(s) and the Seller will be referred to as "the Parties". This Agreement incorporates the conditional auction terms and conditions set out on the Auctioneer's website at the date of Reservation ("Conditional Auction Terms and Conditions"). The "Buyer Information Pack" is deemed to be complete when the Auctioneer is in receipt of a valid local authority search, official water and drainage search, evidence of title and signed property information questionnaire and fixtures and fittings form.

Summary of Key terms and Details of the Parties

Property Details and the Reservation Fee

Date of Reservation _____

Property Address ("the Property") _____

_____ Postcode _____

Purchase Price _____

Reservation Fee (payable to Auctioneer) _____

Reservation Period The period starting on the date of this Agreement and ending 28 days after receipt by the Buyer's solicitors of a draft contract for the sale and purchase of the Property from the Seller's Solicitors.

Seller (the legal owner of the Property) _____

Buyer(s) Details

Name(s) of the Buyer(s) _____

Address _____

_____ Postcode _____

Telephone Number _____

Mobile Telephone Number _____

E-mail _____

Date of Birth _____

Buyer's Solicitors Details Solicitor Name _____

Contact Name _____ Telephone _____

Address _____

_____ Postcode _____

On Behalf of the Buyer(s):

Buyer 1 - please sign:

Buyer 2 - please sign:

Seller's Solicitors Details: Solicitor Name _____

Contact Name _____ Telephone _____

Address _____

_____ Postcode _____

IMPORTANT: This Agreement should be read carefully. If you are unsure of any part, phrasing or implication of this Agreement, please ask the Auctioneer to clarify / or seek independent legal advice.

Signed by the Parties (or on their behalf). Please sign and date all pages of this agreement.

IT IS AGREED

1. Payment of Reservation Fee

1. On the date of this Agreement the Buyer(s) shall pay the Reservation Fee to the Auctioneer in the amount detailed in the "Property Details and Reservation Fee" section on page 1 of this Agreement.
2. The Parties acknowledge and agree that this fee is not a part payment (a deposit) towards the purchase price of the property but a fee payable to the Auctioneer in addition to the purchase price.
3. The Reservation Fee is **not** refundable to the Buyer(s) **unless** the Seller withdraws from the sale during the reservation period. In **all** other circumstances the Buyer agrees that the Reservation Fee shall not be repaid to the Buyer.

2. Grant of exclusivity for Reservation Period and Seller's obligations

1. Conditional upon payment of the Reservation Fee and due execution of this Agreement, the Property shall be reserved to the Buyer(s) for the Reservation Period in which time the Buyer(s) must exchange contracts.
2. In consideration of the payment of the Reservation Fee, the Seller agrees:
 - a. That the seller has instructed the Auctioneer not to agree another reservation of this Property during the Reservation Period;
 - b. During the Reservation period:
 - i. Not to encumber or deal with the title to the Property.
 - ii. Not to send, instruct or allow anyone else to send any contract for sale of the Property to anyone other than the Buyer's Solicitors;
 - iii. To give such access to the Property as may be reasonably required by any surveyor or valuer appointed by the Buyer or the Buyer's mortgagee for the purpose of surveying and/or valuing the Property;
 - iv. Not to give access to any other person to view the Property nor negotiate with anyone other than the Buyer(s) any terms for the sale of the Property;

On Behalf of the Buyer(s):

I/we, the Buyer(s), agree with the information set out on page 1 and 2 of this Agreement. I understand that the Reservation Fee is paid in addition to the sale price as detailed on page one of this Agreement. I understand the Reservation Fee is paid on a non-refundable basis as fees to the Auctioneer.

Buyer 1 - please sign:

Buyer 2 - please sign:

Date:

PRINT:

PRINT:

On Behalf of the Seller (signed by the Auctioneer as agent for the Seller):

Signed:

PRINT:

Date:

- c. To use all reasonable endeavours to proceed to a formal exchange of contracts within the Reservation Period;
 - d. To supply to the Seller's Solicitors all documentation, information and authority to enable the Seller's Solicitors to draft and negotiate the sale and purchase contract and do all work necessary to enable contracts for sale of the Property to be exchanged within the Reservation Period;
 - e. To immediately instruct the Seller's Solicitors to issue a contract for the sale of the property to the Buyer's Solicitors and to answer promptly all enquiries raised by the Buyer's Solicitors relating to the Property, to respond promptly to any amendments to the draft sale and purchase contract proposed by the Buyer's Solicitors and do all other work required to enable contracts for the sale of the Property to be exchanged within the Reservation Period, provided always that the Buyer(s) complies with the terms of this Agreement.
3. The Seller may (but shall not be obliged to) grant an extension of the Reservation Period. Any such extension shall be confirmed in writing.

3. Buyer's Obligations

1. In consideration of the undertakings given by the Seller in this Agreement, the Buyer(s) agrees:

- a. To use all reasonable endeavours to proceed to a formal exchange of contracts within the Reservation Period;
- b. To immediately instruct the Buyer's Solicitors to investigate title to the Property, negotiate the draft sale and purchase agreement, raise enquiries of the Seller and any third parties about the Property and do any other work required to enable contracts for the sale of the Property to be exchanged within the Reservation Period;
- c. within five working days after the auction or acceptance of the offer:
 - i. If the Buyer(s) intends to use a loan in connection with the purchase of the Property, the Buyer(s) shall apply to the relevant lender and complete all necessary documentation and do all such things as such lender may require to process the Buyer's application as soon as possible including the payment of any application fees;
 - ii. If the Buyer(s) or the Buyer's mortgagee or lender requires that the Property is surveyed and/or valued, the Buyer(s) will use all reasonable endeavours to arrange for the survey and/or valuation to take place at the Property as soon as reasonably practicable including the payment of any valuation fee;
 - iii. Keep the Auctioneer and the Seller's Solicitors advised of progress with the application for the loan.
- d. Within 5 working days of receiving draft contracts from the sellers solicitor, the Buyer(s) must ensure that their nominated solicitor has raised initial enquiries in relation to the draft contract in writing with the sellers solicitor. If this has not been undertaken the Seller reserves the absolute right to re-offer the Property for sale free of any obligation to the Buyer(s). In this event the Reservation Fee is deemed non-refundable.
- e. The date of completion shall be specified in the contract exchanged for the purchase of the Property but such date shall be no later than the date being 28 days after the date of exchange of contracts and the Buyer(s) shall use all reasonable endeavours to complete the purchase of the Property by such date.

4. Termination

- 1. Subject to clauses 4.2 and 4.3, this Agreement shall not be capable of termination by either party during the Reservation Period.
- 2. On the expiry of the Reservation Period (or the expiry of any extension granted by the Seller in writing) if the Buyer(s) has not exchanged contracts to purchase the Property, this Agreement shall automatically terminate.
- 3. The Seller may terminate this Agreement with immediate effect by written notice to the Buyer(s) if the Buyer(s) is in breach of the Buyer's obligations under this Agreement.
- 4. Any provision of this Agreement that expressly or by implication is intended to come into or continue in force on or after termination or expiry of this Agreement shall remain in full force and effect.
- 5. The Buyer(s) agrees that if contracts for the purchase of the Property have not been legally and unconditionally exchanged within the Reservation Period the Seller has the absolute right to re-offer the Property for sale free of any obligation to the Buyer. In this event the Reservation Fee is deemed non-refundable as detailed above.

On Behalf of the Buyer(s):

Buyer 1 - please sign:

Buyer 2 - please sign:

5. Incorporation of Conditional Auction Terms and Conditions

The Buyer(s) confirm that they have read and agree with the terms and conditions of this Agreement and the Conditional Auction Terms and Conditions attached to this Agreement.

6. Auctioneer's Position

1. The Seller and Buyer acknowledge and agree that the Auctioneer's capacity in relation to this Agreement is solely to act as an agent of the Seller and not its own capacity.
2. Save in the event of fraud or death or personal injury resulting from the Auctioneer's negligence, neither the Auctioneer nor any of its parent companies, subsidiaries, affiliates, third party service providers, licensors, officers, directors or employees shall have any liability of any nature howsoever arising in relation to this Agreement.

7. Waiver

No failure or delay by a party to exercise any right or remedy provided under this Agreement or by law shall constitute a waiver of that or any other right or remedy, nor shall it prevent or restrict the further exercise of that or any other right or remedy. No single or partial exercise of such right or remedy shall prevent or restrict the further exercise of that or any other right or remedy.

8. Assignment and other dealings prohibited

This Agreement is personal to the parties and neither party shall assign, transfer, mortgage, charge, subcontract, declare a trust over or deal in any other manner with any of its rights and obligations under this Agreement.

9. Costs

1. Each Party shall pay its own costs incurred in connection with this Agreement and any documents referred to in it.
2. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

10. General

1. This Agreement constitutes the entire agreement between the parties and supersedes and extinguishes all previous agreements, promises, assurances, warranties, representations and understandings between them, whether written or oral, relating to its subject matter.
2. No party shall make, or permit any person to make, any public announcement concerning this agreement without the prior written consent of the other parties (such consent not to be unreasonably withheld or delayed), except as required by law, any governmental or regulatory authority (including, without limitation, any relevant securities exchange), any court or other authority of competent jurisdiction.

11. Notices

1. Any notice or other communication required to be given to a party under or in connection with this contract shall be in writing and shall be delivered by hand or sent by first-class post or next working day delivery service to the other Party's address as noted on page 1 (or such other address as may be notified in writing by one Party to the other from time to time).
2. Any notice or communication shall be deemed to have been received if delivered by hand, on signature of a delivery receipt or otherwise at 9.00 am on the second Business Day after posting.

On Behalf of the Buyer(s):

12. Third Party Rights

Except in relation to clause 1.1, 3.1 (c)(iii), 3.2 and 6, which the Auctioneer is entitled to rely upon and enforce against the Buyer, a person who is not a party to this Agreement shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Agreement.

13. Counterparts

This Agreement may be executed in any number of counterparts, each of which when executed shall constitute a duplicate original, but all the counterparts shall together constitute the one agreement.

On Behalf of the Buyer(s):

Buyer 1 - please sign:

Buyer 2 - please sign:

11. Notices

1. Any notice or other communication required to be given to a party under or in connection with this contract shall be in writing and shall be delivered by hand or sent by first-class post or next working day delivery service to the other Party's address as noted on page 1 (or such other address as may be notified in writing by one Party to the other from time to time).
2. Any notice or communication shall be deemed to have been received if delivered by hand, on signature of a delivery receipt or otherwise at 9.00 am on the second Business Day after posting.

On Behalf of the Buyer(s):

12. Third Party Rights

Except in relation to clause 1.1, 3.1 (c)(iii), 3.2 and 6, which the Auctioneer is entitled to rely upon and enforce against the Buyer, a person who is not a party to this Agreement shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Agreement.

13. Counterparts

This Agreement may be executed in any number of counterparts, each of which when executed shall constitute a duplicate original, but all the counterparts shall together constitute the one agreement.

14. Governing Law

This Agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

15. Jurisdiction

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this Agreement or its subject matter or formation (including non-contractual disputes or claims).

Signed by the Parties (or on their behalf). Please sign and date all pages of this Agreement.

On Behalf of the Buyer:

I/we, the Buyer(s), agree with the terms and conditions set out in this Agreement I understand that the Reservation Fee is paid in addition to the sale price as detailed on page one of this Agreement. I understand the Reservation Fee is paid on a non-refundable basis as fees to the Auctioneer.

Buyer 1 - please sign:

Buyer 2 - please sign:

Date:

PRINT:

PRINT:

On Behalf of the Seller (signed by the Auctioneer as agent for the Seller):

Signed:

PRINT:

Date:

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 WYK782429

Edition date 16.09.2020

- This official copy shows the entries on the register of title on 09 DEC 2024 at 15:20:59.
- 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 09 Dec 2024.
- 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WEST YORKSHIRE : BRADFORD

- 1 (30.12.2004) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Victoria Mills, Salts Mill Road, Shipley (BD17 7EF).
- 2 (30.12.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 23 December 2004
Term : 130 Years from 1 January 2005
Parties : (1) Newmason Properties (Saltaire) Limited
(2) Saltaire Facilities Management Limited
NOTE: The lease includes also other land
- 3 (30.12.2004) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (30.12.2004) A Conveyance of land adjoining the western boundary of the land tinted pink on the title plan dated 16 December 1966 made between (1) Hanry Mason (Shipley) Limited (Vendors) and (2) The Urban District Council of Shipley (Purchasers) contains the following provision:-

IT IS HEREBY AGREED AND DECLARED that the Purchasers shall not be entitled to any rights of light or air to any buildings or building now or hereafter to be erected on any part of the property hereby conveyed whereby the free user by the Vendors or their successors in title for building or any other purposes on any other part of their adjoining properties shall in any way be restricted or interfered with.
- 5 (28.01.2005) The landlord's title is registered.
- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

A: Property Register continued

- 7 (19.03.2008) By a Deed dated 29 February 2008 made between (1) Newmason Properties (Saltaire) Limited and (2) Saltaire Facilities Management Limited the terms of the registered lease were varied.

NOTE 1: The proprietor of the registered charge dated 23 December 2004 of WYK782429 and the charges dated 14 August 2003 and 23 December 2004 of WYK661453 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE:-Copy Deed filed.

- 8 (07.04.2008) 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.

- 9 (21.04.2008) The underground parking level forming the undercroft car park only of the part edged and numbered 9, 11, 12 and 13 in blue on the title plan has been removed under title number WYK876875.

- 10 (27.08.2008) The title plan has been rectified in accordance with the deed dated 26 August 2008 referred to in the Schedule of leases.

- 11 (28.01.2009) By a Deed dated 21 January 2009 made between (1) Newmason Properties (Saltaire) Limited and (2) Saltaire Facilities Management Limited the terms of the registered lease were varied.

NOTE 1: The proprietor of the registered charge dated 23 December 2004 of tenant's title number WYK782429 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE 2: Copy filed.

- 12 (03.10.2011) By a Deed dated 28 September 2011 made between (1) Newmason Properties (Saltaire) Limited and (2) Saltaire Facilities Management Limited the terms of the registered lease were varied.

NOTE 1:- The proprietor of the registered charge dated 16 July 2004 of the landlords title number WYK661453 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar

NOTE 2:-Copy Deed filed.

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 (30.12.2004) PROPRIETOR: SALTAIRE FACILITIES MANAGEMENT LIMITED (Co. Regn. No. 5166960) of 507 Northern Lights, Salts Mill Road, Shipley, West Yorkshire BD17 7DG.
- 2 (25.01.2012) RESTRICTION: No disposition of the part of the registered estate shown edged brown on the title plan (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by Altermead Limited (Co. Regn. No. 02640815) of 1c Belmore Hill Court, Morestead Road, Owslebury, Winchester, Hampshire SO21 1JW that the provisions of clause 8.1 of an agreement dated 28 September 2011 made between (1) Saltaire Facilities Management Limited and (2) Altermead Limited have been complied with or that they do not apply to this disposition.
- 3 (25.01.2012) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by E&J Ground Rents No 3 LLP (Co. Regn. No.OC360128) of 1c Belmore Hill Court, Morestead Road, Owslebury, Winchester, Hampshire SO21 1JW or its conveyancer that the provisions of clause 4.9

B: Proprietorship Register continued

of a Deed of Assignment of Rent dated 28 September 2011 made between (1) Saltaire Facilities Management Limited and (2) E&J Ground Rents No 3 LLP have been complied with or that they do not apply to the disposition.

- 4 (25.01.2012) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by Altermead Limited (Co. Regn. No. 02640815) of 1c Belmore Hill Court, Morestead Road, Owslebury, Winchester, Hampshire SO21 1JW or their conveyancer that the provisions of clause 4 of an agreement dated 28 September 2011 made between (1) Saltaire Facilities Management Limited and (2) Altermead Limited have been complied with or that they do not apply to this disposition.

C: Charges Register

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

- 1 (30.12.2004) The land tinted pink on the title plan is subject to the rights granted by a Deed affecting the freehold estate therein dated 31 October 1984 made between (1) Henry Mason (Shipley) Limited (2) S Jerome & Sons (Holdings) PLC and (3) City of Bradford Metropolitan Council.

NOTE: Copy filed under WYK661453.

- 2 (30.12.2004) A Transfer of the freehold estate in the land tinted blue on the title plan dated 23 December 2004 made between (1) City of Bradford Metropolitan District Council and (2) Newmason Properties (Saltaire) Limited contains restrictive covenants.

NOTE: Copy filed under WYK661453.

- 3 (28.01.2005) The parts of the land affected thereby are subject to the following rights granted by a Lease of the land edged and numbered 1 in blue on the title plan dated 22 December 2004 referred to in the schedule of leases hereto:-

"Rights granted by this lease

1. A right of way at all times and for all purposes with or without vehicles plant and equipment to and from the Building from and to the public highway over and along such parts of the Estate as are reasonably necessary

2. To park vehicles on that part of the Estate adjacent to the Accommodation at all times during which employees, agents or contractors of the Company are constructing commissioning, maintaining, repairing, inspecting, operating or removing the electrical substation installed or to be installed in the Accommodation

3. To lop trim fell or remove any bush or tree (including the roots thereof) which may interfere with or endanger the Accommodation or impede the Company's access thereto

4. To open out doors of the Accommodation over the adjoining parts of the Estate

5. To enjoy the free flow of air into the Accommodation through the ventilators in the Building

6. Full right of support for the Accommodation from the Building and the right to shelter protection and vertical and lateral support from the adjoining parts of the Estate."

NOTE 1: The 'Building' referred to is the land in this title

NOTE 2: The 'Estate' referred to is Victoria Mills

NOTE 3: The 'Accommodation' referred to is the electricity sub-station

C: Charges Register continued

NOTE 4: The 'Company' referred to is Yorkshire Electricity Distribution plc.

- 4 (09.02.2005) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

NOTE: Each lease is referenced by edging and numbering in blue on the title plan unless otherwise stated in the schedule of leases.

- 5 (09.09.2005) Agreement for sale in respect of Apartment 307 dated 4 July 2005 in favour of Mark Rhodes.

NOTE: Copy filed.

- 6 (20.07.2006) The parts of the land thereby affected are subject to the rights granted by a Lease of two units forming an electricity substation dated 7 March 2006 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy lease filed under WYK826996.

- 7 (28.08.2008) The parts of the land affected thereby are subject to the rights granted by a Lease of the land edged and numbered 14 in blue on the title plan dated 19 August 2008 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under WYK885953 .

- 8 (11.11.2011) By a Deed dated 14 October 2011 made between (1) Saltaire Facilities Management Limited and (2) Matthew David Nicholson the terms of the lease dated 6 July 2007 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under WYK857450.

- 9 (22.12.2011) A Deed dated 11 November 2011 made between (1) Saltaire Facilities Management Limited and (2) Mark Somerville and Phillipa Jade Cairns rectified the terms of the Lease dated 20 July 2007 of Apartment 510 (plot 8) referred to in the Schedule of Leases hereto

NOTE: Copy Deed filed under WYK859647.

- 10 (25.01.2012) UNILATERAL NOTICE affecting the land edged brown on the title plan in respect of an Agreement dated 28 September 2011 made between (1) Newmason Properties (Saltaire) Limited and (2) Saltaire Facilities Management Limited and (3) Altermead Limited.

- 11 (25.01.2012) BENEFICIARY: Altermead Limited (Co. Regn. No. 02640815) of 1c Belmore Hill Court, Morestead Road, Owlesbury, Winchester SO21 1JW.

- 12 (25.01.2012) UNILATERAL NOTICE in respect of a Pre-Emption Agreement dated 28 September 2011 made between (1) Saltaire Facilities Management Limited and (2) Altermead Limited.

- 13 (25.01.2012) BENEFICIARY: Altermead Limited (Co. Regn. No. 02640815) of 1c Belmore Hill Court, Morestead Road, Owslebury, Winchester, Hampshire SO21 1JW.

- 14 (27.01.2012) By a Deed dated 26 January 2012 made between (1) Saltaire Facilities Management Limited and (2) Newmason Properties (Saltaire) Limited the terms of the lease dated 28 September 2011 of 54 Masons Mills (fifth floor) referred to in the schedule of leases hereto were varied.

NOTE 1: The proprietor of the registered charge dated 23 December 2004 in favour of Governor and Company of the Bank of Scotland of the landlords title numbers WYK782429 and WYK874793 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE 2: The proprietor of the registered charge dated 28 September 2011

C: Charges Register continued

in favour of Bank Leumi (UK) PLC of the landlords title numbers WYK782429 and WYK874793 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE 3: The proprietor of the registered charge dated 28 September 2011 in favour of Bank of Leumi (UK) Plc of the tenants title number WYK941844 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE 4: The proprietor of the registered charge dated 28 September 2011 in favour of Bank of Scotland Plc of the tenants title number WYK941844 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE 5: Copy Deed filed under WYK941844.

- 15 (27.01.2012) By a Deed dated 26 January 2012 made between (1) Saltaire Facilities Management Limited and (2) Newmason Properties (Saltaire) Limited the terms of the lease dated 28 September 2011 of 52 Mason Mills (fifth floor) referred to in the schedule of leases hereto were varied.

NOTE 1: The proprietor of the registered charge dated 23 December 2004 in favour of Governor and Company of the Bank of Scotland of the landlords title numbers WYK782429 and WYK874793 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE 2: The proprietor of the registered charge dated 28 September 2011 in favour of Bank Leumi (UK) PLC of the landlords title numbers WYK782429 and WYK874793 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE 3: The proprietor of the registered charge dated 28 September 2011 in favour of Bank of Leumi (UK) Plc of the tenants title number WYK941833 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE 4: The proprietor of the registered charge dated 28 September 2011 in favour of Bank of Scotland Plc of the tenants title number WYK941833 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE: Copy Deed filed under WYK941833.

- 16 (29.03.2012) Various Deeds each dated 8 February 2012 made between (1) Saltaire Facilities Management Limited and (2) Newmason Properties (Saltaire) Limited rectified the terms of the leases dated 28 September 2011 of Apartments 215, 307, 404, 413, 504, 505, 514 and 702 VM2 and Apartments 3, 4, 104, 105, 106, 201, 202, 208, 209, 301, 305, 306, 309, 401, 408, 409, 502, 503, 504, 506, 507 and 602 Northern Lights referred to in the schedule of notices of leases hereto.

NOTE: Each Deed is filed under the respective lessee's title.

- 17 (18.02.2016) By a Deed dated 4 December 2015 made between (1) Saltaire Facilities Management Limited and (2) Jonathan Ian Astley the terms of the lease dated 6 July 2007 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed.

- 18 (05.05.2016) A Deed dated 31 March 2016 made between (1) Saltaire Facilities Management Limited and (2) Furniture Productions (Contracts) Limited rectified the terms of the lease dated 30 August 2007 of Apartment 506 VM1 referred to in the schedule of leases hereto.

NOTE: Copy Deed filed under WYK861175.

- 19 (23.05.2016) A Deed dated 31 March 2016 made between (1) Saltaire Facilities Management Limited and (2) Margaret Miller rectified the terms of the lease dated 19 September 2008 of Apartment 205 VM2 referred to in the schedule of leases hereto.

C: Charges Register continued*NOTE: Copy Deed filed under WYK893158.***Schedule of notices of leases**

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	28.01.2005 1	an electricity sub-station at Salts Mill Road	22.12.2004 60 years from 22.12.2004	WYK784402
	NOTE 1: See the entry in the Charges Register relating to the rights granted by this lease			
	NOTE 2: A Deed dated 26 August 2008 made between (1) Saltaire Facilities Management Limited and (2) Yorkshire Electricity Distribution plc rectified the extent of the land demised by the lease so as to alter the land demised.			
	-Copy Deed filed under WYK784402.			
2	09.02.2005 2 (part of)	Apartment 16 Old Mill (first floor only)	28.01.2005 125 years from 01.01.2005	WYK785401
3	11.02.2005 2 (part of)	Apartment 20 Old Mill (first floor only)	17.01.2005 125 years from 01.01.2005	WYK785588
4	11.02.2005 2 (part of)	Apartment 19 Old Mill (first floor only)	17.01.2005 125 years from 01.01.2005	WYK785590
5	14.02.2005 2 (part of)	Apartment 15 Old Mill (first floor only)	17.01.2005 125 years from 01.01.2005	WYK785756
6	18.02.2005 2 (part of)	Apartment 13 Old Mill (first floor only)	31.01.2005 125 years from 01.01.2005	WYK786161
7	09.03.2005 2 (part of)	Apartment 12 Old Mill (first floor only)	17.01.2005 125 years from 01.01.2005	WYK787353
8	11.03.2005 2 (part of)	Apartment 14 Old Mill (first floor only)	24.01.2005 125 years from 01.01.2005	WYK787490
9	22.03.2005 2 (part of)	Apartment 9 Old Mill (ground floor only)	24.02.2005 125 years from 01.01.2005	WYK788119
10	24.03.2005 2 (part of)	Apartment 22 Old Mill, (first floor only)	21.01.2005 125 years from 01.01.2005	WYK788269
11	29.03.2005 2 (part of)	Apartment 5 Old Mill (ground floor only)	24.02.2005 125 years from 01.01.2005	WYK788355
12	04.04.2005 2 (part of)	Apartment 4 Old Mill (ground floor only)	24.02.2005 125 years from 01.01.2005	WYK788650
13	08.04.2005 2 (part of)	Apartment 10 Old Mill (ground floor only)	24.02.2005 125 years from 01.01.2005	WYK789015
14	18.04.2005 2 (part of)	Apartment 8 Old Mill (ground floor only)	24.02.2005 125 years from 01.01.2005	WYK789561
15	21.04.2005	Apartment 11 Old Mill	28.02.2005	WYK789863

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	2 (part of)	(ground floor)	125 years from 01.01.2005	
16	25.04.2005 2 (part of)	Apartment 3 Old Mill (ground floor)	24.02.2005 125 years from 01.01.2005	WYK790052
17	29.04.2005 2 (Part of)	Apartment 32 Old Mill (Second Floor)	23.03.2005 125 years from 01.01.2005	WYK790394
18	03.05.2005 2 (part of)	Apartment 18 Old Mill (First Floor)	21.01.2005 125 years from 01.01.2005	WYK790532
19	04.05.2005 2 (part of)	Apartment 23 Old Mill (Second floor)	23.03.2005 125 years from 01.01.2005	WYK790634
20	04.05.2005 2 (part of)	Apartment 30 Old Mill (Second floor)	23.03.2005 125 years from 01.01.2005	WYK790658
21	04.05.2005 2 (part of)	Apartment 2 Old Mill (Ground floor)	09.03.2005 125 years from 01.01.2005	WYK790661
22	18.05.2005 2 (part of)	Apartment 21 Old Mill (First floor)	17.01.2005 125 years from 01.01.2005	WYK791520
23	19.05.2005 2 (part of)	Apartment 27 Old Mill (Second Floor)	23.03.2005 125 years from 01.01.2005	WYK791586
24	20.05.2005 2 (part of)	Apartment 24 Old Mill (Second floor)	31.03.2005 125 years from 01.01.2005	WYK791639
25	20.05.2005 2 (part of)	Apartment 28 Old Mill (Second Floor)	14.04.2005 125 years from 01.01.2005	WYK791640
26	26.05.2005 2 (part of)	Apartment 31 Old Mill (Second floor)	07.04.2005 125 years from 01.01.2005	WYK791967
27	31.05.2005 2 (part of)	Apartment 33 Old Mill (Second floor)	23.03.2005 125 years from 01.01.2005	WYK792200
28	31.05.2005 2 (part of)	Apartment 17 Old Mill (First floor)	15.04.2005 125 years from 01.01.2005	WYK792201
29	08.06.2005 2 (part of)	Apartment 35 Old Mill (Third floor)	06.05.2005 125 years from 01.01.2005	WYK792816
30	13.06.2005 2 (part of)	Apartment 39 Old Mill (third floor)	09.05.2005 125 years from 01.01.2005	WYK793080
31	17.06.2005 2 (part of)	Apartment 29 Old Mill (second floor)	23.03.2005 125 years from 01.01.2005	WYK793447
32	17.06.2005 2 (part of)	Apartment 7 Old Mill (ground floor)	08.04.2005 125 years from 01.01.2005	WYK793448
33	22.06.2005	Apartment 43 Old Mill	16.05.2005	WYK793824

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	2 (part of)	(third floor)	125 years from 01.01.2005	
34	04.07.2005 2 (part of)	Apartment 37 Old Mill (third floor)	06.05.2005 125 years from 01.01.2005	WYK794629
35	06.07.2005 2 (part of)	Apartment 41 Old Mill (Third Floor)	16.05.2005 125 years from 01.01.2005	WYK794915
36	08.07.2005 2 (part of)	Apartment 36 Old Mill (Third Floor Only)	12.05.2005 125 years from 01.01.2005	WYK795080
37	25.07.2005 2 (part of)	Apartment 40 Old Mill (Third Floor Only)	09.05.2005 125 years from 01.01.2005	WYK796335
38	27.07.2005 2 (part of)	Apartment 38, (third floor only)	03.06.2005 125 years from 01.01.2005	WYK796549
39	05.08.2005 2 (part of)	Apartment 34 Old Mill (Third Floor)	11.05.2005 125 years from 01.01.2005	WYK797331
40	08.08.2005 2 Part of)	Apartment 6 Old Mill, (Ground floor)	01.07.2005 125 years from 01.01.2005	WYK797444
41	10.08.2005 2 (part of)	Apartment 42 Old Mill (Third floor)	05.07.2005 125 years from 01.01.2005	WYK797675
42	09.09.2005 2 (part of)	Apartment 45 Old Mill (fourth floor & Mezz)	19.08.2005 125 years from 01.01.2005	WYK799823
43	19.09.2005 2 (part of)	Apartment 1 Old Mill (ground floor)	19.05.2005 125 years from 01.01.2005	WYK800403
44	23.09.2005 2 (part of)	Apartment 26, Old Mill (second floor)	25.05.2005 125 years from 01.01.2005	WYK801001
45	03.10.2005 3 (part of)	Apartment 14, New Mill (ground floor)	07.09.2005 125 years from 01.01.2005	WYK801707
46	25.10.2005 3 (part of)	Apartment 12, New Mill (ground floor)	30.09.2005 125 years from 01.01.2005	WYK803529
47	03.11.2005 3 (part of)	Apartment 10, New Mill (ground floor)	20.09.2005 125 years from 01.01.2005	WYK804364
48	04.11.2005 3 (part of)	Apartment 33, New Mill (second floor only)	12.10.2005 125 years from 01.01.2005	WYK804537
49	08.11.2005 2 part of	Apart 51 Old Mill (4th & 4th mezzanine floors only)	19.08.2005 125 years from 01.01.2005	WYK804862
50	08.11.2005 3 (part of)	Apartment 24 New Mill (first floor)	07.10.2005 125 years from 01.01.2005	WYK804863
51	11.11.2005	Apartment 27 New Mill	28.10.2005	WYK805255

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	3 (part of)	(second floor only)	125 years from 01.01.2005	
52	15.11.2005 3 (part of)	Apartment 21 New Mill (first floor only)	14.10.2005 125 years from 01.01.2005	WYK805433
53	24.11.2005 3 (part of)	Apartment 41 New Mill (third floor only)	14.11.2005 125 years from 01.01.2005	WYK806255
54	25.11.2005 2 (part of)	Apartment 25 Old Mill (second floor only)	22.07.2005 125 years from 01.01.2005	WYk806427
55	02.12.2005 3 (part of)	Apartment 8 Old Mill (ground floor only)	07.09.2005 125 years from 01.01.2005	WYK806997
56	02.12.2005 3 (part of)	Apartment 30, New Mill (second floor only)	31.10.2005 125 years from 01.01.2005	WYK806999
57	05.12.2005 3 (part of)	Apartment 35, New Mill (third floor only)	15.11.2005 125 years from 01.01.2005	WYK807120
58	09.12.2005 3 (part of)	Apartment 19, New Mill (first floor only)	24.10.2005 125 years from 01.01.2005	WYK807505
59	12.12.2005 3 (part of)	Apartment 26, New Mill (second floor only)	18.11.2005 125 years from 01.01.2005	WYK807647
60	13.12.2005 2 (part of)	Apartment 48, Old Mill (fourth floor and fourth floor mezzanine only)	31.08.2005 125 years from 01.01.2005	WYK807661
61	15.12.2005 3 (part of)	Apartment 39, New Mill (third floor only)	18.11.2005 125 years from 01.01.2005	WYK807933
62	22.12.2005 3 (part of)	Apartment 32, New Mill (second floor only)	23.11.2005 125 years from 01.01.2005	WYK808410
63	23.12.2005 3 (part of)	Apartment 11, New Mill (ground floor only)	09.09.2005 125 years from 01.01.2005	WYK808596
64	23.12.2005 3 (part of)	Apartment 16, New Mill (first floor only)	14.10.2005 125 years from 01.01.2005	WYK808598
65	23.12.2005 3 (part of)	Apartment 17, New Mill (first floor only)	14.10.2005 125 years from 01.01.2005	WYK808600
66	23.12.2005 3 (part of)	Apartment 7, New Mill (ground floor only)	11.10.2005 125 years from 01.01.2005	WYK808603
67	23.12.2005 3 (part of)	Apartment 42, New Mill (third floor only)	25.11.2005 125 years from 01.01.2005	WYK808604
68	28.12.2005 3 (part of)	Apartment 28, New Mill (second floor only)	29.11.2005 125 years from 01.01.2005	WYK808728
69	28.12.2005	Apartment 13, New Mill	02.12.2005	WYK808729

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	3 (part of)	(ground floor only)	125 years from 01.01.2005	
70	04.01.2006 3 (part of)	Apartment 36, New Mill (third floor only)	01.12.2005 125 years from 01.01.2005	WYK808954
71	04.01.2006 3 (part of)	Apartment 20, New Mill (first floor)	21.10.2005 125 years from 01.01.2005	WYK808969
72	04.01.2006 2 (part of)	Apartment 50, Old Mill (fourth floor and mezzanine floor only)	08.11.2005 125 years from 01.01.2005	WYK808994
73	06.01.2006 3 (part of)	Apartment 9 New Mill (ground floor only)	03.10.2005 125 years from 01.01.2005	WYK809301
74	10.01.2006 3 (part of)	Apartment 23, New Mill (first floor only)	21.10.2005 125 years from 01.01.2005	WYK809555
75	11.01.2006 3 (part of)	Apartment 37 New Mill (third floor only)	29.11.2005 125 years from 01.01.2005	WYK809707
76	20.01.2006 2 (part of)	Apartment 55, Old Mill (fourth floor and fourth floor mezzanine only)	08.12.2005 125 years from 01.01.2005	WYK810662
77	03.02.2006 3 (part of)	Apartment 31 New Mill (second floor only)	12.01.2006 125 years from 01.01.2005	WYK811943
78	06.02.2006 3 (part of)	Apartment 22 New Mill (first floor only)	04.10.2005 125 years from 01.01.2005	WYK812083
79	16.02.2006 3 (part of)	Apartment 1 New Mill (basement only)	12.01.2006 125 years from 01.01.2005	WYK813140
80	17.02.2006 3 (part of)	Apartment 4 New Mill (basement only)	07.02.2006 125 years from 01.01.2005	WYK813261
81	24.02.2006 3 (part of)	Apartment 6 New Mill (Basement only)	10.02.2006 125 years from 01.01.2005	WYK813979
82	10.02.2006 3 (part of)	Apartment 34, New Mill (Basement only)	02.03.2006 125 years from 01.01.2005	WYK814555
83	10.02.2006 3 (part of)	Apartment 5, New Mill (Basement only)	07.03.2006 125 years from 01.01.2005	WYK814964
84	14.03.2006 3 (part of)	Apartment 2 New Mill (Basement only)	02.03.2006 125 years from 01.01.2005	WYK815714
85	15.03.2006 3 (part of)	Apartment 25 New Mill (2nd floor only)	08.12.2005 125 years from 01.01.2005	WYK815820
86	15.03.2006 3 (part of)	Apartment 18 New Mill (1st floor only)	07.10.2005 125 years from 01.01.2005	WYK815821
87	08.05.2006	Apartment 44 Old Mill (3rd	07.04.2006	WYK820532

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	2 (part of)	floor only)	125 years from 01.01.2005	
88	24.05.2006 3 (part of)	Apartment 52 New Mill (4th floor and 4th floor mezzanine only)	02.05.2006 125 years from 01.01.2005	WYK822234
89	30.05.2006 3 (part of)	Apartment 40 New Mill (3rd floor only)	14.01.2005 125 years from 01.01.2005	WYK822662
90	07.07.2006 3 (part of) only)	Apartment 43 New Mill (4th floor and 4th floor mezzanine only)	15.05.2006 125 years from 01.01.2005	WYK824276
91	07.07.2006 3 (part of)	Apartment 47 Old Mill (2nd floor only)	28.04.2006 125 years from 01.01.2005	WYK824422
92	23.06.2006 3 (part of)	Apartment 51 New Mill (4th floor and 4th floor mezzanine only)	11.05.2006 125 years from 01.01.2005	WYK824944
93	07.07.2006 6 (part of)	Apartment 2 The Link (2nd floor only)	19.05.2006 01.01.2005	WYK825259 125 from 1.1.2005
94	07.07.2006 6 (part of)	Apartment 1 The Link (1st floor only)	16.06.2006 125 years from 01.01.2005	WYK826068
95	20.07.2006 4 and 5 in blue NOTE: See the entry in the Charges Register relating to the rights granted by this lease	electricity sub-station	07.03.2006 60 years from 07.03.2006	WYK826996
96	21.07.2006 (3 part of)	Apartment 49 New Mill (4th floor and 4th floor mezzanine only)	30.06.2006 125 years from 01.01.2005	WYK827178
97	22.08.2006 2 (part of)	Apartment 52 Old Mill (4th floor & 4th floor mezzanine only)	02.06.2006 125 years from 01.01.2005	WYK829625
98	01.08.2006 3 (part of)	Apartment 3 New Mill (basement floor only)	14.07.2006 125 years from 01.01.2005	WYK827835
99	07.09.2006 3 (part of)	Apartment 38 New Mill (third floor only)	04.08.2006 125 years from 01.01.2005	WYK830592
100	02.11.2006 3 (part of)	Apartment 44 New Mill (forth floor and forth floor mezzanine level)	18.07.2006 125 years from 01.01.2005	WYK834682
101	06.12.2006 3 (part of)	Apartment 15 New Mill (ground floor only)	07.09.2005 125 years from 01.01.2005	WYK837327
102	15.12.2006 2 (part of)	Apartment 56 Old Mill (Forth floor and mezzanine only)	15.09.2006 125 years from 01.01.2005	WYK838362
103	27.12.2006 7 (part of)	38 Masons Mill (third floor only)	27.11.2006 125 years from 01.01.2005	WYK839006
104	27.12.2006 7 (part of)	16 Masons Mill (first floor only)	27.11.2006 125 years from 01.01.2005	WYK838999

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
105	27.12.2006 7 (part of)	21 Masons Mill (second floor only)	01.12.2006 125 years from 01.01.2005	WYK839000
106	27.12.2006 7 (part of)	35 Masons Mill (third floor only)	05.12.2006 125 years from 01.01.2005	WYK839001
107	27.12.2006 7 (part)	28 Masons Mill (second floor only)	01.12.2006 125 years from 01.01.2005	WYK839003
108	27.12.2006 7 (part of)	25 Masons Mill (second floor only)	14.12.2006 125 years from 01.01.2005	WYK839004
109	27.12.2006 7 (part of)	29 Masons Mill (second floor only)	01.12.2006 125 years from 01.01.2005	WYK838998
110	03.01.2007 7 (part of)	31 Masons Mill (third floor only)	27.11.2006 125 years from 01.01.2005	WYK839152
111	04.01.2007 7 (part of)	37 Masons Mill (third floor only)	18.12.2006 125 years from 01.01.2005	WYK839285
112	04.01.2007 7 (part of)	33 Masons Mill (third floor only)	18.12.2006 125 years from 01.01.2005	WYK839286
113	04.01.2007 7 (part of)	27 Masons Mill (Second floor only)	08.12.2006 125 years from 01.01.2005	WYK839287
114	05.01.2007 7 (part of)	18 Masons Mill (first floor only)	05.12.2006 125 years from 01.01.2005	WYK839396
115	09.01.2007 7 (part of)	23 Masons Mill (second floor only)	15.12.2006 125 years from 01.01.2005	WYK839704
116	10.01.2007 7 (part of)	15 Masons Mill (first floor only)	18.12.2006 125 years from 01.01.2005	WYK839799
117	10.01.2007 7 (part of)	9 Masons Mill (Ground floor only)	01.12.2006 125 years from 01.01.2005	WYK839810
118	09.01.2007 3 (part of)	Apartment 53 New Mill (fourth floor and fourth floor mezzanine)	30.11.2006 125 years from 01.01.2005	WYK839667
119	09.01.2007 2 (part of)	Apart 53 Old Mill (fourth floor and fourth floor mezzanine)	18.10.2006 125 years from 01.01.2005	WYK839663
120	09.01.2007 3 (part of)	Apart 47 New Mill (fourth floor and fourth floor mezzanine only)	27.10.2006 125 years from 01.01.2005	WYK839665
121	15.01.2007 7 (part of)	10 Masons Mill (first floor only)	19.12.2006 125 years from 01.01.2005	WYK840280
122	31.01.2007 2 (part of)	Apartment 46 Old Mill (fourth floor and fourth floor mezzanine only)	20.12.2006 125 years from 01.01.2005	WYK841815

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
123	01.02.2007 3 (part of)	Apartment 48 New Mill (fourth floor and fourth mezzanine only)	19.12.2006 125 years from 01.01.2005	WYK841932
124	06.02.2007 7 (part of)	32 Masons Mill (third floor only)	22.01.2007 125 years from 01.01.2005	WYK842164
125	06.02.2007 7 (part of)	22 Masons Mill (second floor only)	29.01.2007 125 years from 01.01.2005	WYK842165
126	07.02.2007 7 (part of)	19 Masons Mill (first floor only)	26.01.2007 125 years from 01.01.2005	WYK842269
127	07.02.2007 7 (part of)	24 Masons Mill (second floor only)	19.01.2007 125 years from 01.01.2005	WYK842270
128	09.02.2007 7 (part of)	17 Masons Mill (first floor only)	01.12.2006 125 years from 01.01.2005	WYK842604
129	12.02.2007 7 (part of)	12 Masons Mill (first floor only)	12.01.2007 125 years from 01.01.2005	WYK842658
130	20.02.2007 7 (part of)	34 Masons Mill (third floor only)	17.01.2007 125 years from 01.01.2005	WYK843363
131	20.02.2007 7 (part of)	11 Masons Mill (first floor only)	24.01.2007 125 years from 01.01.2005	WYK843364
132	28.02.2007 7 (part of)	7 Masons Mill (ground floor only)	12.01.2007 125 years from 01.01.2005	WYK844012
133	07.03.2007 7 (part of)	26 Masons Mill (Second floor only)	12.01.2007 125 years from 01.01.2005	WYK844565
134	13.03.2007 8 (part of)	4 Mending Rooms (ground floor only)	28.02.2007 125 years from 01.01.2005	WYK845089
135	16.03.2007 7 (part of)	3 Masons Mill (ground floor)	06.02.2007 125 years from 01.01.2005	WYK845442
136	19.03.2007 7 (part of)	1 Masons Mill (ground floor)	14.12.2007 125 years from 01.01.2005	WYK845513
137	19.03.2007 8 (part of)	3 Mending Rooms (Ground and First Floor)	20.02.2007 125 years from 01.01.2005	WYK845534
138	23.03.2007 7 (part of)	36 Masons Mill (third floor only)	01.03.2007 125 years from 01.01.2005	WYK845936
139	23.03.2007 7 (part of)	14 Masons Mill (First Floor only)	01.03.2007 125 years from 01.01.2005	WYK845937
140	27.03.2007 3 (part of)	45 New Mill (fourth floor and fourth floor mezzanine only)	20.12.2006 125 years from 01.01.2005	WYK846099

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
141	29.03.2007 7 (part of)	8 Masons Mill (ground floor only)	16.01.2007 125 years from 01.01.2007	WYK846288
142	02.04.2007 9 (part of)	14 VM1 (Ground Floor apartment)	12.03.2007 from 01.01.2005 to 31.12.2130	WYK846553
143	11.04.2007 8 (part of)	6 Mending Rooms (ground and first floor only)	30.01.2007 125 years from 01.01.2005	WYK847158
144	11.04.2007 8 (part of)	2 Mending Rooms (ground and first floor only)	19.02.2007 125 years from 01.01.2005	WYK847193
145	16.04.2007 9 (part of)	11 VM1 (ground floor apartment)	21.03.2007 from 01.01.2005 to 31.12.2130	WYK847581
146	19.04.2007 8 (part of)	Apartment 5, Mending Rooms (ground and first floor)	09.03.2007 125 years from 01.01.2005	WYK847894
147	20.04.2007 9 (part of)	115 VM1 (first floor only)	02.04.2007 from 01.01.2005 to 31.12.2130	WYK848012
148	25.04.2007 9 (part of)	10 VM1 (ground floor only)	16.03.2007 from 01.01.2005 to 31.12.2130	WYK848378
149	26.04.2007 9 (part of)	106 VM1 (first floor only)	02.04.2007 from 01.01.2005 to 31.12.2130	WYK848591
150	27.04.2007 2 (part of)	Apartment 58, Old Mill (Fourth floor and fourth floor mezzanine)	14.08.2006 125 years from 01.01.2005	WYK848712
151	01.05.2007 9 (part of)	1 VM1 (ground floor only)	29.03.2007 from 01.01.2005 to 31.12.2130	WYK848983
152	04.05.2007 9 (part of)	110 VM1 (first floor only)	02.04.2007 from 01.01.2005 to 31.12.2130	WYK849363
153	04.05.2007 9 (part of)	18 VM1 (ground floor only)	21.03.2007 from 01.01.2005 to 31.12.2130	WYK849369
154	14.05.2007 9 (part of)	5 VM1 (ground floor only)	20.03.2007 from 01.01.2005 to 31.12.2130	WYK849976
155	17.05.2007 9 (part of)	208 VM1 (2nd floor only)	27.04.2007 from 01.01.2005 to 31.12.2130	WYK850427
156	21.05.2007	Apt 202 VM1 (2nd floor	02.05.2007	WYK850640

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	9 (part of)	only)	from 01.01.2005 to 31.12.2130	
157	21.05.2007 3 (part of)	50 New Mill (4th floor and 4th floor mezzanine)	19.12.2006 125 years from 01.01.2005	WYK850643
158	24.05.2007 9 (part of)	117 VM1 (first floor only)	16.04.2007 from 01.01.2005 to 31.12.2130	WYK851126
159	24.05.2007 9 (part of)	4 VM1 (ground floor only)	16.04.2007 from 01.01.2005 to 31.12.2130	WYK851127
160	25.05.2007 9 (part of)	111 VM1 (first floor only)	02.04.2007 from 01.01.2005 to 31.12.2130	WYK851226
161	31.05.2007 2 (part of)	49 Old Mill (4th floor and 4th floor mezzanine only)	01.05.2007 125 years from 01.01.2005	WYK851487
162	31.05.2007 2 (part of)	Apt 54 Old Mill (4th floor and 4th floor mezzanine only)	01.05.2007 125 years from 01.01.2005	WYK851490
163	05.06.2007 9 (part of)	9 VM1 (ground floor only)	20.04.2007 125 years from 01.01.2005	WYK851896
164	08.06.2007 9 (part of)	104 VM1 (first floor only)	03.04.2007 from 01.01.2005 to 31.12.2130	WYK852243
165	11.06.2007 9 (part of)	304 VM1 (3rd floor only)	23.05.2007 from 01.01.2005 to 31.12.2130	WYK852390
166	12.06.2007 8 (part of)	01 Mending Rooms (first floor only)	24.05.2007 125 years from 01.01.2005	WYK852437
167	25.06.2007 9 (part of)	105 VM1 (first floor only)	04.05.2007 from 01.01.2005 to 31.12.2130	WYK853471
168	25.06.2007 9 (part of)	12 VM1(ground floor only)	26.04.2007 from 01.01.2005 to 31.12.2007	WYK853491
169	26.06.2007 9 (part of)	107 VM1 (first floor only)	03.04.2007 125 years from 01.01.2005	WYK853607
170	26.06.2007 9 (part of)	211 VM1 (second floor only)	03.05.2007 from 01.01.2005 to 31.12.2007	WYK853610
171	27.06.2007 9 (part of)	309 VM1 (third floor only)	23.05.2007 from 01.01.2005 to	WYK853663

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			31.12.2130	
172	28.06.2007 9 (part of)	310 VM1 (third floor only)	23.05.2007 125 years from 01.01.2005	WYK853791
173	07.07.2007 9 (part of)	Apt 102 VM1 (first floor only)	16.04.2007 from 01.01.2005 to 31.12.2130	WYK854578
174	10.07.2007 9 (part of)	305 VM1 (third floor only)	24.05.2007 from 01.01.2005 to 31.12.2130	WYK854663
175	13.07.2007 7 (part of)	Apt 5 Masons Mill (ground floor only)	08.06.2007 125 years from 01.01.2005	WYK854999
176	16.07.2007 9 (part of)	203 VM1 (second floor only)	23.05.2007 125 years from 01.01.2005	WYK855086
177	17.07.2007 9 (part of)	401 VM1 (fourth floor only)	25.06.2007 125 years from 01.01.2005	WYK855195
178	17.07.2007 9 (part of)	301 VM1 (third floor only)	08.06.2007 125 years from 01.01.2005	WYK855245
179	19.07.2007 3 (part of)	Apt 46 New Mill (fourth floor only)	01.05.2007 125 years from 01.01.2005	WYK855450
180	20.07.2007 9 (part of)	406 VM1 (fourth floor only)	29.06.2007 from 01.01.2005 to 31.12.2130	WYK855595
181	25.07.2007 9 (part of)	416 VM1 (fourth floor only)	22.06.2007 from 01.01.2005 to 31.12.2130	WYK855925
182	26.07.2007 9 (part of)	113 VM1 (first floor only)	02.04.2007 from 01.01.2005 to 31.12.2130	WYK856020
183	30.07.2007 7 (part of)	4 Mason Mill (ground floor)	15.12.2006 125 years from 01.01.2005	WYK856209
184	31.07.2007 9 (part of)	Apartment 213 VM1 (second floor only)	10.05.2007 from 01.01.2005 to 31.12.2130	WYK856281
185	02.08.2007 7 (part of)	30 Mason Mill (third floor only)	24.11.2006 125 years from 01.01.2005	WYK856560
186	03.08.2007 9 (part of)	Apartment 404 VM1 (fourth floor only)	25.06.2007 from 01.01.2005 to 31.12.2130	WYK856705
187	10.08.2007 9 (part of)	Apartment 415 VM1 (fourth floor only)	25.06.2007 from 01.01.2005 to	WYK857285

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			31.12.2130	
188	10.08.2007 9 (part of)	Apartment 516 VM1 (fifth floor only)	27.07.2007 from 01.01.2005 to 31.12.2130	WYK857322
189	10.08.2007 9 (part of)	Apartment 103 VM1 (first floor only)	19.07.2007 from 01.01.2005 to 31.12.2130	WYK857345
190	13.08.2007 9 (part of)	Apartment 205 VM1 (second floor only)	17.05.2007 from 01.01.2005 to 31.12.2130	WYK857447
191	13.08.2007 9 (part of)	Apartment 409 VM1 (fourth floor only)	04.07.2007 from 01.01.2005 to 31.12.2130	WYK857448
192	13.08.2007 9 (part of)	Apartment 509 VM1 (fifth floor only)	06.07.2007 from 01.01.2005 to 31.12.2130	WYK857450
NOTE 1: See entry in the Charges Register relating to the Deed of variation dated 14 October 2011.				
NOTE 2: See further entry in the Charges Register relating to the Deed of Variation dated 4 December 2015				
193	14.08.2007 9 (part of)	Apartment 501 VM1 (fifth floor only)	20.07.2007 from 01.01.2005 to 31.12.2130	WYK857558
194	17.08.2007 9 (part of)	Apartment 411 VM1 (fourth floor only)	22.06.2007 from 01.01.2005 to 31.12.2130	WYK857956
195	20.08.2007 9 (part of)	Apartment 606 VM1 (sixth floor only)	24.07.2007 from 01.01.2005 to 31.21.2130	WYK858059
196	20.08.2007 9 (part of)	Apartment 410 VM1 (fourth floor only)	27.06.2007 from 01.01.2005 to 31.12.2130	WYK858076
197	21.08.2007 9 (part of)	Apartment 302 VM1 (third floor only)	12.07.2007 from 01.01.2005 to 31.12.2130	WYK858174
198	21.08.2007 9 (part of)	Apartment 207 VM1 (second floor only)	17.05.2007 from 01.01.2005 to 31.12.2130	WYK858175
199	21.08.2007 9 (part of)	Apartment 212 VM1 (second floor only)	27.04.2007 from 01.01.2005 to 31.12.2130	WYK858196
200	21.08.2007 9 (part of)	Apartment 215 VM1 (second floor only)	03.05.2007 from 01.01.2005 to 31.12.2130	WYK858206

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
201	22.08.2007 9 (part of)	Apartment 3 VM1 (ground floor only)	05.04.2007 from 01.01.2005	WYK858259
202	23.08.2007 9 (part of)	Apartment 109 (first floor only)	26.04.2007 from 01.01.2005 to 31.12.2130	WYK858323
203	23.08.2007 9 (part of)	Apartment 504 VM1 (fifth and sixth floors only)	03.08.2007 From 01.01.2005 to 31.12.2130	WYK858324
204	28.08.2007 9 (part of)	Apartment 414 VM1 (fourth floor only)	11.07.2007 from 01.01.2005 to 31.12.2130	WYK858555
205	29.08.2007 9 (part of)	Apartment 8 VM1 (ground floor only)	03.04.2007 125 years from 01.01.2005	WYK858695
206	29.08.2007 9 (part of)	Apartment 204 VM1 (second floor only)	29.05.2007 from 01.01.2005 to 31.12.2130	WYK858706
207	06.09.2007 9 (part of)	Apartment 6 VM1 (ground floor only)	19.03.2007 from 01.01.2005 to 31.12.2130	WYK859473
208	10.09.2007 9 (part of)	Apartment 510 VM1 (fifth floor only)	20.07.2007 from 01.01.2005 to 31.12.2130	WYK859647
NOTE: See entry in the Charges Register relating to a Deed of Rectification dated 11 November 2011.				
209	10.09.2007 9 (part of)	Apartment 16 VM1 (ground floor only)	03.05.2007 from 01.01.2005 to 31.12.2130	WYK859648
210	10.09.2007 9 (part of)	Apartment 312 VM1 (third floor only)	02.08.2007 from 01.01.2005 to 31.12.2130	WYK859649
211	13.09.2007 9 (part of)	Apartment 201 VM1 (second floor only)	03.05.2007 from 01.01.2005 to 31.12.2130	WYK860005
212	14.09.2007 9 (part of)	Apartment 206 VM1 (second floor only)	09.05.2007 from 01.01.2005 to 31.12.2130	WYK860111
213	17.09.2007 9 (part of)	Apartment 101 VM1 (first floor only)	20.04.2007 from 01.01.2005 to 31.12.2130	WYK860175
214	18.09.2007 9 (part of)	Apartment 507 VM1 (fifth floor only)	10.08.2007 from 01.01.2005 to 31.12.2130	WYK860268
215	20.09.2007	Apt 513 VM1 (fifth floor	06.07.2007	WYK860520

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	9 (part of)	only)	from 01.01.2005 to 31.12.2130	
216	24.09.2007 9 (part of)	Apt 511 VM1 (fifth floor only)	18.07.2007 from 01.01.2005 to 31.12.2130	WYK860767
217	24.09.2007 9 (part of)	Apt 602 VM1 (sixth floor only)	24.07.2007 from 01.01.2005 to 31.12.2130	WYK860791
218	24.09.2007 9 (part of)	Apt 112 VM1 (first floor only)	02.04.2007 from 01.01.2005 to 31.12.2130	WYK860793
219	24.09.2007 9 (part of)	Apt 512 VM1 (fifth floor only)	18.07.2007 from 01.01.2005 to 31.12.2130	WYK860794
220	26.09.2007 9 (part of)	Apt 408 VM1 (fourth floor only)	22.06.2007 from 01.01.2005 to 31.12.2130	WYK860947
221	27.09.2007 9 (part of)	Apt 108 VM1 (first floor only)	24.08.2007 from 01.01.2005 to 31.12.2130	WYK861041
222	27.09.2007 9 (part of)	Apt 306 VM1 (third floor only)	22.06.2007 from 01.01.2005 to 31.12.2130	WYK861092
223	28.09.2007 9 (part of)	Apt 506 VM1 (fifth floor only)	30.08.2007 from 01.01.2005 to 31.12.2130	WYK861175
NOTE: See entry in the Charges register relating to a Deed of Rectification dated 31 March 2016.				
224	28.09.2007 9 (part of)	Apt 501 VM1 (fifth floor only)	15.07.2007 from 01.01.2005 to 31.12.2130	WYK861205
225	03.10.2007 9 (part of)	Apt 412 VM1 (fourth floor only)	22.06.2007 from 01.01.2005 to 31.12.2130	WYK861549
226	04.10.2007 9 (part of)	Apt 704 VM1 (seventh floor only)	28.08.2007 from 01.01.2005 to 31.12.2130	WYK861665
227	05.10.2007 9 (part of)	Apt 703 VM1 (seventh floor only)	28.08.2007 from 01.01.2005 to 31.12.2130	WYK861831
228	05.10.2007 9 (part of)	Apt 701 VM1 (seventh floor only)	29.08.2007 from 01.01.2005 to 31.12.2130	WYK861832

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
229	09.10.2007 9 (part of)	Apt 114 VM1 (ground floor only)	29.03.2007 from 01.01.2005 to 31.12.2130	WYK861987
230	09.10.2007 9 (part of)	Apt 15 VM1 (ground floor only)	29.03.2007 from 01.01.2005 to 31.12.2130	WYK861998
231	09.10.2007 9 (part of)	Apt 17 VM1 (ground floor only)	29.03.2007 from 01.01.2005 to 31.12.2130	WYK862004
232	09.10.2007 9 (part of)	Apt 19 VM1 (ground floor only)	29.03.2007 from 01.01.2005 to 31.12.2130	WYK862018
233	09.10.2007 9 (part of)	Apt 2 VM1 (ground floor only)	29.03.2007 from 01.01.2005 to 31.12.2130	WYK862022
234	09.10.2007 9 (part of)	Apt 603 VM1 (sixth floor only)	24.07.2007 from 01.01.2005 to 31.12.2130	WYK862025
235	10.10.2007 9 (part of)	Apt 7 VM1 (ground floor only)	06.09.2007 from 01.01.2005 to 31.12.2130	WYK862171
236	17.10.2007 9 (part of)	Apt 308 VM1 (third floor only)	12.09.2007 from 01.01.2005 to 31.12.2130	WYK862703
237	17.10.2007 9 (part of)	Apt 407 VM1 (fourth floor only)	22.06.2007 from 01.01.2005 to 31.12.2130	WYK862709
238	18.10.2007 9 (part of)	Apt 303 VM1 (third floor only)	14.09.2007 from 01.01.2005 to 31.12.2130	WYK862782
239	19.10.2007 9 (part of)	Apt 210 VM1 (second floor only)	03.05.2007 from 01.01.2005 to 31.12.2130	WYK862951
240	22.10.2007 9 (part of)	Apt 707 VM1 (seventh floor only)	24.08.2007 from 01.01.2005 to 31.12.2130	WYK863061
241	22.10.2007 9 (part of)	Apt 706 VM1 (seventh floor only)	24.08.2007 from 01.01.2005 to 31.12.2130	WYK863069
242	31.10.2007 9 (part of)	Apartment 316 VM1 (third floor only)	31.05.2007 from 01.01.2005 to 31.12.2130	WYK863934
243	05.11.2007	Apartment 402 VM1 (fourth	24.10.2007	WYK864323

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	9 (Part of)	floor only)	from 01.01.2005 to 31.12.2130	
244	16.11.2007 9 (part of)	Apartment 307 VM1 (third Floor only)	31.10.2007 from 01.01.2005 to 31.12.2130	WYK865326
245	22.11.2007 9 (part of)	Apt 116 VM1 (first floor only)	13.04.2007 125 years from 01.01.2005	WYK865899
246	30.11.2007 7 (part of)	6 Masons Mill (ground floor only)	21.08.2007 125 years from 01.01.2005	WYK866695
247	12.12.2007 9 (part of)	Apartment 209 (second floor only)	16.05.2007 125 years from 01.01.2005	WYK867670
248	12.12.2007 9 (part of)	Apartment 315 VM1 (third floor)	13.06.2007 From 01.01.2005 until 31.12.2130	WYK867673
249	17.12.2007 9 (part of)	Apartment 601 VM1 (sixth floor)	21.11.2007 125 years from 1.1.2005	WYK867988
250	16.01.2008 9 (part of)	Apartment 505 VM1 (fifth floor)	20.07.2007 125 years from 1.1.2005	WYK870035
251	22.01.2008 9 (part of)	Apartment 311 VM1 (3rd floor)	24.05.2007 125 years from 1.1.2005	WYK870475
252	08.02.2008 9 (part of)	Apartment 502 VM1 (fifth and sixth floors)	21.09.2007 125 years from 1.1.2005	WYK871850
253	08.02.2008 9 (part of)	Apartment 702 VM1 (seventh floor)	01.10.2007 125 years from 1.1.2005	WYK871851
254	20.02.2008 9 (part of)	Apartment 503 VM1 (fifth floor)	27.07.2007 125 years from 1.1.2005	WYK872748
255	07.04.2008 11 (part of)	Apartment 108 VM2 (first floor)	14.03.2008 125 years from 01.01.2005	WYK875731
256	07.04.2008 11 (part of)	Apartment 101 VM2 (first floor)	14.03.2008 125 years from 01.01.2005	WYK875732
257	08.04.2008 11 (part of)	Apartment 103 VM2 (first floor)	14.03.2008 125 years from 01.01.2005	WYK875903
258	08.04.2008 11 (part of)	Apartment 111 VM2 (first floor)	14.03.2008 125 years from 01.01.2005	WYK875904
259	08.04.2008 11 (part of)	Apartment 105 VM2 (first floor)	14.03.2008 125 years from 01.01.2005	WYK875905
260	24.04.2008	Apartment 201 VM2 (second	14.04.2008	WYK877141

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	11 (part of)	floor)	125 years from 01.01.2005	
261	24.04.2008 11 (part of)	Apartment 209 VM2 (second floor)	14.04.2008 125 years from 01.01.2005	WYK877142
262	25.04.2008 11 (part of)	Apartment 207 VM2 (second floor)	14.04.2008 125 years from 01.01.2005	WYK877247
263	01.05.2008 11 (part of)	Apartment 202 VM2 (second floor)	14.04.2008 125 years from 01.01.2005	WYK877731
264	01.05.2008 11 (part of)	Apartment 208 VM2 (second floor)	14.04.2008 125 years from 01.01.2005	WYK877741
265	01.05.2008 11 (part of)	Apartment 203 VM2 (second floor)	14.04.2008 125 years from 01.01.2005	WYK877745
266	02.05.2008 11 (part of)	Apartment 107 VM2 (first floor)	18.04.2008 125 years from 01.01.2005	WYK877846
267	06.05.2008 11 (part of)	Apartment 104 VM2 (first floor)	27.03.2008 125 years from 01.01.2005	WYK877882
268	06.05.2008 11 (part of)	Apartment 11 VM2 (ground floor)	27.03.2008 125 years from 01.01.2005	WYK877902
269	06.05.2008 11 (part of)	Apartment 3 VM2 (ground floor)	27.03.2008 125 years from 01.01.2005	WYK877907
270	06.05.2008 11 (part of)	Apartment 6 VM2 (ground floor)	27.03.2008 125 years from 01.01.2005	WYK877915
271	06.05.2008 11 (part of)	Apartment 10 VM2 (ground floor)	27.03.2008 125 years from 01.01.2005	WYK877940
272	06.05.2008 11 (part of)	Apartment 1 VM2 (ground floor)	01.04.2008 125 years from 01.01.2005	WYK877942
273	06.05.2008 11 (part of)	Apartment 13 VM2 (ground floor)	27.03.2008 125 years from 01.01.2005	WYK877961
274	06.05.2008 11 (part of)	Apartment 17 VM2 (ground floor)	27.03.2008 125 years from 01.01.2005	WYK877964
275	06.05.2008 11 (part of)	Apartment 16 VM2 (ground floor)	27.03.2008 125 years from 01.01.2005	WYK877968
276	06.05.2008 11 (part of)	Apartment 14 VM2 (ground floor)	27.03.2008 125 years from 01.01.2005	WYK877970
277	08.05.2008 11 (part of)	Apartment 309 VM2 (third floor)	24.04.2008 125 years from 01.01.2005	WYK878196
278	16.05.2008	Apartment 110 VM2 (first	27.03.2008	WYK878712

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	11 (part of)	floor)	125 years from 01.01.2005	
279	16.05.2008 11 (part of)	Apartment 115 VM2 (first floor)	28.03.2008 125 years from 01.01.2005	WYK878757
280	30.05.2008 11 (part of)	Apartment 102 VM2 (first floor)	25.03.2008 125 years from 01.01.2005	WYK879560
281	22.05.2008 11 (part of)	Apartment 303 VM2 (third floor)	01.05.2008 125 years from 01.01.2005	WYK879153
282	30.05.2008 11 (part of)	Apartment 106 VM2 (first floor)	19.03.2008 125 years from 01.01.2005	WYK879566
283	30.05.2008 11 (part of)	Apartment 109 VM2 (first floor)	19.03.2008 125 years from 01.01.2005	WYK879569
284	11.06.2008 11 (part of)	401 VM2 (fourth floor)	02.06.2008 125 years from 01.01.2005	WYK880456
285	13.06.2008 11 (part of)	302 VM2 (third floor)	30.05.2008 125 years from 01.01.2005	WYK880635
286	16.06.2008 11 (part of)	308 VM2 (third floor)	30.05.2008 125 years from 01.01.2005	WYK880711
287	20.06.2008 11 (part of)	405 VM2 (fourth floor)	02.06.2008 125 years from 01.01.2005	WYK881084
288	20.06.2008 11 (part of)	409 VM2 (fourth floor)	02.06.2008 125 years from 01.01.2005	WYK881101
289	23.06.2008 11 (part of)	403 VM2 (fourth floor)	03.06.2008 125 years from 01.01.2005	WYK881207
290	18.07.2008 11 (part of)	15 VM2 (ground floor only)	27.03.2008 125 years from 01.01.2005	WYK883043
291	31.07.2008 11 (part of)	Apartment 402 VM2 (fourth floor only)	02.06.2008 125 years from 01.01.2005	WYK883914
292	01.08.2008 11 (part of)	Apartment 12 VM2 (ground floor only)	27.03.2008 125 years from 01.01.2005	WYK884050
293	13.08.2008 11 (part of)	Apartment 7 VM2 (fifth and sixth floors only)	01.08.2008 125 years from 01.01.2005	WYK884850
294	28.08.2008 14	Electricity sub-station	19.08.2008 60 years from 19.08.2008	WYK885953
		NOTE: See entry in the Charges Register relating to the rights granted by this lease.		
295	11.09.2008 11 (part of)	Apartment 212 VM2 (second floor only)	30.05.2008 125 years from 01.01.2005	WYK886846

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
296	11.09.2008 13 (part of)	Apartment 403 Northern Lights (fourth floor only)	12.08.2008 125 years from 01.01.2005	WYK886859
297	12.09.2008 11 (part of)	Apartment 414 VM2 (fourth floor only)	18.07.2008 125 years from 01.01.2005	WYK886959
298	12.09.2008 11 (part of)	Apartment 8 VM2 (ground floor only)	18.07.2008 125 years from 01.01.2005	WYK886961
299	12.09.2008 11 (part of)	Apartment 7 VM2 (ground floor only)	28.07.2008 125 years from 01.01.2005	WYK886966
300	12.09.2008 11 (part of)	Apartment 113 VM2 (first floor only)	12.06.2008 125 years from 01.01.2005	WYK886970
301	19.09.2008 11 (part of)	Apartment 502, VM2 (fifth floor, sixth floor, seventh floor only)	28.08.2008 125 years from 01.01.2005	WYK887466
302	01.10.2008 7 (part of)	Apartment 40, Masons Mill (fourth floor only)	29.08.2008 125 years from 01.01.2005	WYK888440
303	01.10.2008 7 (part of)	43 Masons Mill (fourth floor only)	29.08.2008 125 years from 01.01.2006	WYK888443
304	01.10.2008 7 (part of)	45 Masons Mill (fourth floor only)	29.08.2008 125 years from 01.01.2006	WYK888448
305	01.10.2008 7 (part of)	41 Masons Mill (fourth floor only)	29.08.2008 125 years from 01.01.2005	WYK888457
306	01.10.2008 7 (part of)	46 Masons Mill (fourth floor only)	29.08.2008 125 years from 01.01.2005	WYK888458
307	01.10.2008 7 (part of)	47 Masons Mill (fourth floor only)	29.08.2008 125 years from 01.01.2005	WYK888459
308	01.10.2008 7 (part of)	48 Masons Mill (fourth floor only)	29.08.2008 125 years from 01.01.2005	WYK888460
309	01.10.2008 7 (part of)	44 Masons Mill (fourth floor only)	29.08.2008 125 years from 01.01.2005	WYK888462
310	01.10.2008 7 (part of)	42 Masons Mill (fourth floor only)	29.08.2008 125 years from 01.01.2005	WYK888463
311	01.10.2008 9 (part of)	Apartment 705, VM1 (seventh floor and duplex only)	29.08.2008 125 years from 01.01.2005	WYK888473
312	01.10.2008 9 (part of)	Apartment 405, VM1 (fourth floor only)	29.08.2008 125 years from 01.01.2005	WYK888476
313	01.10.2008 9 (part of)	Apartment 214, VM1 (second floor only)	29.08.2008 125 years from 01.01.2005	WYK888478

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
314	01.10.2008 9 (part of)	Apartment 607, VM1 (sixth floor only)	29.08.2008 125 years from 01.01.2005	WYK888482
315	01.10.2008 9 (part of)	Apartment 313, VM1 (third floor only)	29.08.2008 125 years from 01.01.2005	WYK888486
316	01.10.2008 9 (part of)	Apartment 314, VM1 (third floor only)	29.08.2008 125 years from 01.01.2005	WYK888491
317	01.10.2008 9 (part of)	Apartment 605, VM1 (sixth floor only)	29.08.2008 125 years from 01.01.2005	WYK888495
318	01.10.2008 9 (part of)	Apartment 413 VM1 (fourth floor only)	29.08.2008 125 years from 01.01.2005	WYK888500
319	01.10.2008 9 (part of)	Apartment 216 VM1 (second floor only)	29.08.2008 125 years from 01.01.2005	WYK888502
320	01.10.2008 9 (part of)	Apartment 515 VM1 (fifth floor only)	02.09.2008 125 years from 01.01.2005	WYK888507
321	01.10.2008 13 (part of)	Apt 404 Northern Lights (fourth floor only)	29.08.2008 125 years from 01.01.2005	WYK888541
322	01.10.2008 13 (part of)	Apt 304 Northern Lights (third floor only)	29.08.2008 125 years from 01.01.2005	WYK888547
323	01.10.2008 13 (part of)	Apt 307 Northern Lights (third floor only)	29.08.2008 125 years from 01.01.2005	WYK888551
324	01.10.2008 13 (part of)	Apt 303 Northern Lights (third floor only)	29.08.2008 125 years from 01.01.2005	WYK888555
325	01.10.2008 13 (part of)	Apt 407 Northern Lights (fourth floor only)	29.08.2008 125 years from 01.01.2005	WYK888559
326	01.10.2008 13 (part of)	Apt 107 Northern Lights (first floor only)	29.08.2008 125 years from 01.01.2005	WYK888563
327	01.10.2008 13 (part of)	Apt 7 Northern Lights (ground floor only)	29.08.2008 125 years from 01.01.2005	WYK888568
328	01.10.2008 13 (part of)	Apt 203 Northern Lights (first floor only)	29.08.2008 125 years from 01.01.2005	WYK888571
329	01.10.2008 13 (part of)	Apt 508 Northern Lights (fifth floor only)	29.08.2008 125 years from 01.01.2005	WYK888576
330	01.10.2008 13 (part of)	Apt 601 Northern Lights (fifth floor only)	29.08.2008 125 years from 01.01.2005	WYK888579
331	01.10.2008 13 (part of)	Apt 204 Northern Lights (second floor only)	29.08.2008 125 years from 01.01.2005	WYK888582

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
332	01.10.2008 13 (part of)	Apt 207 Northern Lights (second floor only)	29.08.2008 125 years from 01.01.2005	WYK888584
333	10.10.2008 11 (part of)	Apt 4 VM2 (ground floor only)	29.08.2008 125 years from 01.01.2005	WYK889250
334	13.10.2008 11 (part of)	Apt 9 VM2 (ground floor only)	24.09.2008 125 years from 01.01.2005	WYK889374
335	13.10.2008 11 (part of)	Apt 116 VM2 (first floor only)	18.09.2008 125 years from 01.01.2005	WYK889390
336	20.10.2008 11 (part of)	Apt 114 VM2 (first floor only)	23.05.2008 125 years from 01.01.2005	WYK889897
337	22.10.2008 11 (part of)	Apt 408 VM2 (fourth floor only)	26.09.2008 125 years from 01.01.2005	WYK890174
338	23.10.2008 11 (part of)	Apt 503 VM2 (fifth & sixth floors only)	01.10.2008 125 years from 01.01.2005	WYK890302
339	23.10.2008 11 (part of)	Apt 501 VM2 (fifth, sixth & seventh floor)	01.10.2008 125 years from 01.01.2005	WYK890315
340	23.10.2008 11 (part of)	Apt 407 VM2 (fourth floor only)	01.10.2008 125 years from 01.01.2005	WYK890324
341	28.10.2008 11 (part of)	Apt 2 VM2 (ground floor only)	09.06.2008 125 years from 01.01.2005	WYK890623
342	11.11.2008 13 (part of)	Apt 406 Northern Lights (fourth floor only)	23.10.2008 125 years from 01.01.2005	WYK891696
343	02.12.2008 11 (Part Of)	Apartment 412 VM2 (Fourth Floor)	18.09.2008 125 years commencing on 1.1.2005	WYK893071
344	03.12.2008 11 (Part Of)	Apartment 205 VM2 (Second Floor)	19.09.2008 125 years from 1.1.2005	WYK893158
NOTE: See entry in the Charges Register relating to a Deed of Rectification dated 31 March 2016.				
345	15.12.2008 11 (Part Of)	Apartment 305 VM2 (Third Floor)	28.11.2008 125 years from 1.1.2005	WYK893924
346	15.01.2009 11 (Part Of)	Apartment 415 VM2 (Fourth Floor)	05.12.2008 125 years from 1.1.2005	WYK895823
347	15.01.2009 11 (Part Of)	Apartment 204 VM2 (Second Floor)	05.12.2008 125 years from 1.1.2005	WYK895836
348	15.01.2009 11 (Part Of)	Apartment 112 VM2 (First Floor)	05.12.2008 125 years from 1.1.2005	WYK895857
349	15.01.2009	Apartment 5 VM2 (Ground	05.12.2008	WYK895862

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	11 (Part Of)	Floor)	125 years from 1.1.2005	
350	15.01.2009 11 (Part Of)	Apartment 515 VM2 (Fifth Floor)	05.12.2008 125 years from 1.1.2005	WYK895868
351	17.02.2009 11 (part of)	Apartment 508 VM2 (fifth floor)	23.09.2008 125 years from 01.01.2005	WYK898704
352	02.03.2009 9 (part of)	Apartment 403 VM1 (fourth floor)	02.09.2008 125 years from 01.01.2005	WYK899540
353	02.03.2009 9 (part of)	Apartment 604 VM1 (sixth floor)	02.09.2008 125 years from 01.01.2005	WYK899541
354	21.04.2009 3 (part of)	Apartment 29 New Mill (second floor)	18.11.2005 125 years from 01.01.2005	WYK902512
355	14.10.2009 11 in blue (part of)	Apartment 304 VM2 (third floor)	18.09.2009 125 years from 01.01.2005	WYK910707
356	27.01.2010 11 (part of)	Apartment 214 VM2 (second floor)	15.12.2008 125 years from 01.01.2005	WYK915534
357	02.08.2010 13 (part of)	Apartment 101 Northern Lights (First floor)	25.06.2010 125 years commencing on 1 January 2005	WYK923493
358	02.02.2011 13 (part of)	Apartment 603 Northern Lights (sixth floor only)	10.12.2010 125 years from 01.01.2005	WYK931318
359	18.04.2011 13 (part of)	Apartment 501 Northern Lights (fifth floor and fifth floor mezzanine level)	08.04.2011 125 years commencing on 1/1/2005	WYK934231
360	17.10.2011 13 (Part of)	Apartment 505 Northern Lights (Entrance level and Upper floor only)	21.02.2011 125 years from 1.1.2005	WYK782429
361	11.11.2011 11 (part of)	Apartment 505 VM2 (fifth floor and fifth floor mezzanine level)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941757

NOTE 1: The lease comprises also other land.

NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.

362	11.11.2011 13 (part of)	504 Northern Lights (fifth floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941793
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NOTE 1: The Lease comprises also other land.

NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.

363	11.11.2011 13 (part of)	506 Northern Lights (fifth floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941796
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Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	NOTE 1: The Lease comprises also other land.			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
364	11.11.2011 13 (part of)	507 Northern Lights (fifth floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941798
	NOTE 1: The Lease comprises also other land.			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
365	11.11.2011 13 (part of)	509 Northern Lights (fifth floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941801
	NOTE: The Lease comprises also other land.			
366	11.11.2011 13 (part of)	510 Northern Lights (fifth floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941805
	NOTE: The Lease comprises also other land.			
367	11.11.2011 13 (part of)	602 Northern Lights (sixth floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941808
	NOTE 1: The Lease comprises also other land.			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
368	11.11.2011 13 (part of)	701 Northern Lights (seventh floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941810
	NOTE: The Lease comprises also other land.			
369	11.11.2011 13 (part of)	702 Northern Lights (seventh floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941811
	NOTE: The Lease comprises also other land.			
370	11.11.2011 13 (part of)	703 Northern Lights (seventh floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941814
	NOTE: The Lease comprises also other land.			
371	11.11.2011 13 (part of)	704 Northern Lights (seventh floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941818
	NOTE: The Lease comprises also other land.			
372	11.11.2011 13 (part of)	309 Northern Lights (third floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941761
	NOTE 1: The Lease comprises also other land.			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
373	11.11.2011 13 (part of)	401 Northern Lights (fourth floor)	28.09.2011 125 years from	WYK941764

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			1.1.2005 to 31.12.2129	
	NOTE 1: The Lease comprises also other land.			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
374	11.11.2011 13 (part of)	402 Northern Lights (fourth floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941766
	NOTE: The Lease comprises also other land.			
375	11.11.2011 13 (part of)	405 Northern Lights (fourth floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941768
	NOTE: The Lease comprises also other land.			
376	11.11.2011 13 (part of)	408 Northern Lights (fourth floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941772
	NOTE 1: The Lease comprises also other land.			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
377	11.11.2011 13 (part of)	409 Northern Lights (fourth floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941776
	NOTE 1: The Lease comprises also other land.			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
378	11.11.2011 13 (part of)	502 Northern Lights (fifth floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941786
	NOTE 1: The Lease comprises also other land.			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
379	11.11.2011 13 (part of)	503 Northern Lights (fifth floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941792
	NOTE 1: The Lease comprises also other land.			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
380	11.11.2011 13 (part of)	5 Northern Lights (ground floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941876
	NOTE: The Lease comprises also other land.			
381	11.11.2011 13 (part of)	6 Northern Lights (ground floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941877
	NOTE: The Lease comprises also other land.			
382	11.11.2011 13 (part of)	8 Northern Lights (ground floor)	28.09.2011 125 years from 1.1.2005 to	WYK941882

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			31.12.2129	
		NOTE: The Lease comprises also other land.		
383	11.11.2011 13 (part of)	9 Northern Lights (ground floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129.	WYK941884
		NOTE: The Lease comprises also other land.		
384	11.11.2011 13 (part of)	4 Northern Lights (ground floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941874
		NOTE 1: The Lease comprises also other land.		
		NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.		
385	11.11.2011 13 (part of)	308 Northern Lights (third floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941869
		NOTE: The Lease comprises also other land.		
386	11.11.2011 13 (part of)	1 Northern Lights (ground floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941870
		NOTE: The Lease comprises also other land.		
387	11.11.2011 13 (part of)	2 Northern Lights (ground floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941871
		NOTE: The Lease comprises also other land.		
388	11.11.2011 11 (part of)	206 VM2 (second floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941850
		NOTE: The Lease comprises also other land.		
389	11.11.2011 11 (part of)	210 VM2 (second floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941851
		NOTE: The Lease comprises also other land.		
390	11.11.2011 13 (part of)	3 Northern Lights (ground floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941873
		NOTE 1: The Lease comprises also other land.		
		NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.		
391	11.11.2011 7 (part of)	54 Masons Mills (fifth floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941844
		NOTE 1: The Lease comprises also other land.		
		NOTE 2: See entry in the Charges Register relating to a Deed dated 26 January 2012.		
392	11.11.2011 7 (part of)	53 Masons Mills (fifth floor)	28.09.2011 125 years from 1,1,2005 to 31.12.2129	WYK941836

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	NOTE 1: The Lease comprises also other land.			
	NOTE 2: Lease determined as to part of the northern boundary.			
393	11.11.2011 7 (part of)	52 Masons Mills (fifth floor)	28.09.2011 125 years from 1.1.2005 to 31.12.2129	WYK941833
	NOTE 1: The Lease comprises also other land.			
	NOTE 2: See entry in the Charges Register relating to a deed dated 26 January 2012			
394	11.11.2011 7 (part of)	51 Masons Mills (fifth floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941832
	NOTE: The Lease comprises also other land			
395	11.11.2011 7 (part of)	50 Mason Mills (fifth floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941831
	NOTE: The Lease comprises also other land			
396	11.11.2011 7 (part of)	2 Masons Mills (ground floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941828
	NOTE: The Lease comprises also other land			
397	11.11.2011 11 (part of)	211 VM2 Salts Mill Road (second floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941852
	NOTE: The Lease comprises also other land			
398	11.11.2011 11 (part of)	Apartment 506, VM2 (fifth floor and fifth floor mezzanine level only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941774
	NOTE: The Lease comprises also other land			
399	11.11.2011 11 (part of)	Apartment 509, VM2 (fifth floor and fifth floor mezzanine level only)	28.09.2011 125 years from 01/01/2008 to 31/12/2129	WYK941777
	NOTE: The Lease comprises also other land			
400	11.11.2011 11 (part of)	Apartment 510, VM2 (fifth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941780
	NOTE: The Lease comprises also other land			
401	11.11.2011 11 (part of)	Apartment 511, VM2 (fifth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941783
	NOTE: The Lease comprises also other land			
402	11.11.2011 11 (part of)	Apartment 512, VM2 (fifth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941794
	NOTE: The Lease comprises also other land			
403	11.11.2011 11 (part of)	Apartment 513, VM2 (fifth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941797

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	NOTE: The Lease comprises also other land			
404	11.11.2011 11 (part of)	Apartment 514, VM2 (fifth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941800
	NOTE 1: The Lease comprises also other land			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
405	11.11.2011 11 (part of)	Apartment 601, VM2 (sixth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941804
	NOTE: The Lease comprises also other land			
406	11.11.2011 11 (part of)	Apartment 602, VM2 (sixth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941807
	NOTE: The Lease comprises also other land			
407	11.11.2011 11 (part of)	Apartment 603, VM2 (sixth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941812
	NOTE: The Lease comprises also other land			
408	11.11.2011 11 (part of)	Apartment 604, VM2 (sixth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941815
	NOTE: The Lease comprises also other land			
409	11.11.2011 11 (part of)	Apartment 605, VM2 (sixth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941817
	NOTE: The Lease comprises also other land			
410	11.11.2011 11 (part of)	Apartment 606, VM2 (sixth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941819
	NOTE: The Lease comprises also other land			
411	11.11.2011 11 (part of)	Apartment 701, VM2 (Seventh floor and seventh floor mezzanine only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941820
	NOTE: The Lease comprises also other land			
412	11.11.2011 11 (part of)	Apartment 702, VM2 (seventh floor and seventh floor mezzanine only)	28.09.2011 125 years fro 01/01/2005 to 31/12/2129	WYK941838
	NOTE 1: The Lease comprises also other land			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
413	11.11.2011 11 (part of)	Apartment 704, VM2 (seventh floor and seventh floor mezzanine only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941845
	NOTE: The Lease comprises also other land			
414	11.11.2011 11 (part of)	Apartment 705, VM2 (seventh floor and seventh floor mezzanine only)	28.09.2011 125 years from 01/01/2005 to	WYK941845

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			31/12/2129	
		NOTE: The Lease comprises also other land		
415	11.11.2011 11 (part of)	Apartment 706, VM2 (seventh floor and seventh floor mezzanine only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941848
		NOTE: The Lease comprises also other land		
416	11.11.2011 13 (part of)	Apartment 102 Northern Lights (first floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941765
		NOTE: The Lease comprises also other land		
417	11.11.2011 13 (part of)	Apartment 103 Northern Lights (first floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941767
		NOTE: The Lease comprises also other land		
418	11.11.2011 13 (part of)	Apartment 104 Northern Lights (first floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941769
		NOTE 1: The Lease comprises also other land		
		NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.		
419	11.11.2011 13 (part of)	Apartment 105 Northern Lights (first floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941771
		NOTE 1: The Lease comprises also other land		
		NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.		
420	11.11.2011 13 (part of)	Apartment 106 Northern Lights (first floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941773
		NOTE 1: The Lease comprises also other land		
		NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.		
421	11.11.2011 13 (part of)	Apartment 108 Northern Lights (first floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941775
		NOTE: The Lease comprises also other land		
422	11.11.2011 13 (part of)	Apartment 109 Northern Lights (first floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941779
		NOTE: The Lease comprises also other land		
423	11.11.2011 13 (part of)	Apartment 201 Northern Lights (second floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941782
		NOTE 1: The Lease comprises also other land		
		NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.		
424	11.11.2011	Apartment 202 Northern	28.09.2011	WYK941784

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	13 (part of)	Lights (second floor)	125 years from 01/01/2005 to 31/12/2129	
	NOTE 1: The Lease comprises also other land			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
425	11.11.2011 13 (part of)	Apartment 205 Northern Lights (second floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941785
	NOTE: The Lease comprises also other land			
426	11.11.2011 13 (part of)	Apartment 206 Northern Lights (second floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941788
	NOTE: The Lease comprises also other land			
427	11.11.2011 13 (part of)	Apartment 208 Northern Lights (second floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941789
	NOTE 1: The Lease comprises also other land			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
428	11.11.2011 13 (part of)	Apartment 209 Northern Lights (second floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941824
	NOTE 1: The Lease comprises also other land			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
429	11.11.2011 13 (part of)	Apartment 301 Northern Lights (third floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941795
	NOTE 1: The Lease comprises also other land			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
430	11.11.2011 13 (part pf)	Apartment 302 Northern Lights (third floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941799
	NOTE: The Lease comprises also other land			
431	11.11.2011 13 (part of)	Apartment 305 Northern Lights (third floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941802
	NOTE 1: The Lease comprises also other land			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
432	11.11.2011 13 (part of)	Apartment 306 Northern Lights (third floor)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941806
	NOTE 1: The Lease comprises also other land			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
433	11.11.2011 11 (part of)	Apartment 213, VM2 (second floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941837
	NOTE: The Lease comprises also other land			
434	11.11.2011 11 (part of)	Apartment 215, VM2 (second floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941840
	NOTE 1: The Lease comprises also other land			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
435	11.11.2011 11 (part of)	Apartment 301, VM2 (third floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941843
	NOTE: The Lease comprises also other land			
436	11.11.2011 11 (part of)	Apartment 703, VM2 (seventh floor and seventh floor mezzanine only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941841
	NOTE: The Lease comprises also other land			
437	11.11.2011 11 (part of)	Apartment 306, VM2 (third floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941846
	NOTE: The Lease comprises also other land			
438	11.11.2011 11 (part of)	Apartment 307, VM2 (third floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941854
	NOTE 1: The Lease comprises also other land			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
439	11.11.2011 11 (part of)	Apartment 310, VM2 (third floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941856
	NOTE: The Lease comprises also other land			
440	11.11.2011 11 (part of)	Apartment 311, VM2 (third floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941858
	NOTE: The Lease comprises also other land			
441	11.11.2011 11 (part of)	Apartment 312, VM2 (third floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941859
	NOTE: The Lease comprises also other land			
442	11.11.2011 11 (part of)	Apartment 313, VM2 (third floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941860
	NOTE: The Lease comprises also other land			
443	11.11.2011 11 (part of)	Apartment 314, VM2 (third floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941861

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	NOTE: The Lease comprises also other land			
444	11.11.2011 11 (part of)	Apartment 315, VM2 (third floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941862
	NOTE: The Lease comprises also other land			
445	11.11.2011 11 (part of)	Apartment 406, VM2 (third floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941864
	NOTE: The Lease comprises also other land			
446	11.11.2011 11 (part of)	Apartment 410, VM2 (fourth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941865
	NOTE: The Lease comprises also other land			
447	11.11.2011 11 (part of)	Apartment 411, VM2 (fourth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941866
	NOTE: The Lease comprises also other land			
448	11.11.2011 11 (part of)	Apartment 413, VM2 (fourth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941867
	NOTE 1: The Lease comprises also other land			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
449	11.11.2011 11 (part of)	Apartment 504, VM2 (fifth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941868
	NOTE 1: The Lease comprises also other land			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
450	11.11.2011 11 (part of)	Apartment 404, VM2 (fourth floor only)	28.09.2011 125 years from 01/01/2005 to 31/12/2129	WYK941863
	NOTE 1: The Lease comprises also other land			
	NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 8 February 2012.			
451	19.02.2014 9 (part of)	Apt 514 VM1 (fifth floor only)	20.07.2007 125 years from 01.01.2005	YY30421

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.

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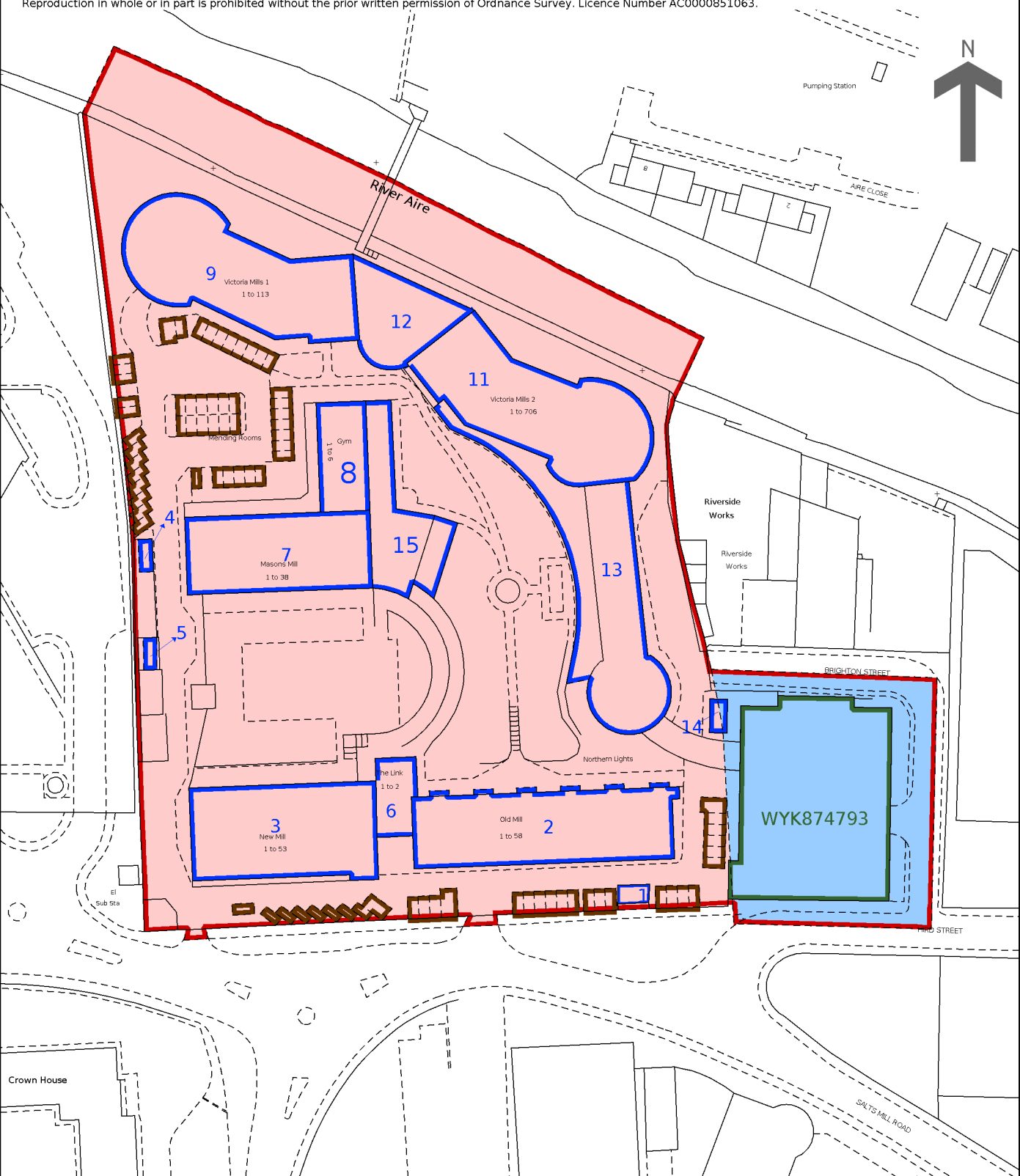
This title is dealt with by the HM Land Registry, Nottingham Office .

HM Land Registry Official copy of title plan

Title number **WYK782429**
Ordnance Survey map reference **SE1438SE**
Scale **1:1250**
Administrative area **West Yorkshire :**
Bradford



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Regulated Local Authority Search

Land Charges Summary

This search reveals 15 registration(s) as described in the schedule hereto.



Planning Permissions

Sections 1.1a-1.1i

Yes



Building Regulations Approval

Sections 1.1j-1.1l

Yes



Planning Designations and Proposals

Section 1.2

Identified



Roads

Roads, Footways, and Footpaths
Maintained at Public Expense
Section 2.1

Public

Other Matters



Nearby Road Schemes

Section 3.4

No



Nearby Railway Schemes

Section 3.5

Identified



Traffic Schemes

Section 3.6

No

About Your Search

Search Type:

Land Charges Register and Local Search Enquiries

Property:

Apartment 51 Old Mill
Salts Mill Road
ShIPLEY
BD17 7EG

Local Authority:

Bradford City Metro District Council
City Hall, Bradford, West Yorkshire,
BD1 1HY.

Our Reference:

XX/4774745

Your Reference:

Searches/BD177EG/WYK782429

Prepared by:

jbishop

Invoice Number:

E26036865

Date:

16/12/2024

If you require any further information, or if you would like to order any additional recommended searches or insurances, please do not hesitate to contact our Customer Service Team on:



0800 052 0117



cs@onesearchdirect.co.uk



Contents

This report is divided into the following colour codes for ease of interpretation:-

Search of Local Land Charges Register

Local Search Enquiries

1.1 Planning and Building Regulation Decisions and Pending Applications

1.2 Planning Designations and Proposals

2.1 Roads, Footways and Footpaths

2.2 - 2.5 Public Rights of Way

3.1 - 3.2 Land Required for Public Purposes

3.3 Drainage Matters

3.4 Nearby Road Schemes

3.5 Nearby Railways Schemes

3.6 Traffic Schemes

3.7 Outstanding Notices

3.8 Contravention of Building Regulations

3.9 Notices, Orders, Directions, and Proceedings under Planning Acts

3.10 Community Infrastructure Levy (CIL)

3.11 Conservation Areas

3.12 Compulsory Purchase

3.13 Contaminated Land

3.14 Radon Gas

3.15 Assets of Community Value

If you require assistance in interpreting this report, call our customer services desk on **0800 052 0117** or email cs@onesearchdirect.co.uk.

The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch Direct Ltd.

Search of Local Land Charges Register

Subjects: **Apartment 51, Old Mill, Salts Mill Road, Shipley, West Yorkshire, BD17 7EG.**
 Date of Search Report: **16/12/2024**
 Search Report No: **06613368**
 Search Report Prepared By: **jbishop**

Charges on Register

03 - Planning Charges			
Description Of Charge (including reference to appropriate statutory provision)	Originating Authority	Place Where Relevant Documents May Be Inspected	Date Of Registration
Application Number: 97/03613/LBC Decision dated 30/01/1998 Remove external window, create a larger opening and install new window Victoria Works Salts Mill Road Shipley West Yorkshire BD17 7EF	Bradford City Metro District Council	City HallBradfordWest YorkshireBD1 1HY.	30/1/1998
Application Number: 00/01871/LBC Decision dated 17/05/2001 Conversion to 142 flats and 60 new flats with under croft parking, restaurant/bar and B1 Business uses, demolition of shed, dye house, canteen and ancillary buildings, and reinstatement of footbridge over River Victoria Works Salts Mill Road Shipley West Yorkshire BD17 7EF	Bradford City Metro District Council	City HallBradfordWest YorkshireBD1 1HY.	17/5/2001
Town and Country Planning Act 1990 S:106 (also incorporating Section 278 Highways Act 1980) Agreement dated 05/06/2001 made between City of Bradford Metropolitan District Council and Jerome Group Plc and Heron Land Developments Ltd and Credit and Guarantee Insurance Company Plc relating to Land Known as Victoria Works, Salts Mill Road, Shipley. Reference: 0845	Bradford City Metro District Council	City HallBradfordWest YorkshireBD1 1HY.	11/6/2001
Town and Country Planning Act 1990 Deed of Variation under Section 106. Agreement dated 18/01/2002 made between City of Bradford Metropolitan District Council and Heron Land Developments Ltd and Hermes Credit and Guarantee Plc relating to Land Known as Victoria Works, Salts Mill Road, Shipley. Reference: 0914	Bradford City Metro District Council	City HallBradfordWest YorkshireBD1 1HY.	30/1/2002
Application Number: 04/00563/LBC Decision dated 16/07/2004 Conversion of mill into residential development Victoria Works Salts Mill Road Shipley West Yorkshire BD17 7EF	Bradford City Metro District Council	City HallBradfordWest YorkshireBD1 1HY.	16/7/2004
Application Number: 04/04232/COU Decision dated 23/12/2004 Change of use of existing building to form shop, demolition of stable block and new office pump room and substations Victoria Works Salts Mill Road Saltaire Shipley West Yorkshire BD17 7EF	Bradford City Metro District Council	City HallBradfordWest YorkshireBD1 1HY.	23/12/2004

Application Number: 04/04233/LBC Decision dated 23/12/2004 Demolition of stable block and erection of pump room and substations Victoria Works Salts Mill Road Saltaire Shipley West Yorkshire BD17 7EF	Bradford City Metro District Council	City HallBradfordWest YorkshireBD1 1HY.	23/12/2004
Application Number: 05/02392/FUL Decision dated 20/06/2005 Erection of external staircase and resitting of office and plant room block Victoria Mills Salts Mill Road Shipley West Yorkshire BD17 7EF	Bradford City Metro District Council	City HallBradfordWest YorkshireBD1 1HY.	20/6/2005
Application Number: 21/04152/LBC Decision dated 12/11/2021 Use of part of the basement floor (former storage area) for manufacture of juice and non-alcoholic beverages, including new opening in existing façade incorporating new metal stair access Victoria Mills Salts Mill Road Shipley West Yorkshire	Bradford City Metro District Council	City HallBradfordWest YorkshireBD1 1HY.	12/11/2021
Application Number: 21/04151/FUL Decision dated 12/11/2021 Use of part of the basement floor (former storage area) for manufacture of juice and non-alcoholic beverages, including new opening in existing façade incorporating new metal stair access Victoria Mills Salts Mill Road Shipley West Yorkshire	Bradford City Metro District Council	City HallBradfordWest YorkshireBD1 1HY.	12/11/2021

04 - Miscellaneous Charges

Description Of Charge (including reference to appropriate statutory provision)	Originating Authority	Place Where Relevant Documents May Be Inspected	Date Of Registration
Smoke Control Order No.: 07/00224/SMKCON Shipley No. 10 designated by Clean Air Act 1956 Section 11.	Bradford City Metro District Council	City HallBradfordWest YorkshireBD1 1HY.	1/6/1971
Covenants contained in an Agreement made under Section 33 Local Government (Miscellaneous Provisions) Act 1982 (also incorporating Section 278 of the Highways Act 1980) dated 02/08/2005 and made between The City of Bradford Metropolitan District Council and Newmason Properties (Saltaire) Limited. Reference: 1283	Bradford City Metro District Council	City HallBradfordWest YorkshireBD1 1HY.	16/8/2005

10 - Listed Building Charges

Description Of Charge (including reference to appropriate statutory provision)	Originating Authority	Place Where Relevant Documents May Be Inspected	Date Of Registration
Grade II Listed Building Mill Chimney, Victoria Works, Salts Mill Road, Saltaire, Shipley, West Yorkshire List Number 2/157 designated by virtue of Planning (Listed Buildings and Conservation Areas) Act 1990 Section 1. Reference: 2003/3456/L/040	Bradford City Metro District Council	City HallBradfordWest YorkshireBD1 1HY.	7/6/1985
Grade II Listed Building Victoria Works - Southern Block, Victoria Street, Saltaire, Shipley, West Yorkshire List Number 2/155 designated by virtue of Planning (Listed Buildings and Conservation Areas) Act 1990 Section 1. Reference: 2003/3456/L/023	Bradford City Metro District Council	City HallBradfordWest YorkshireBD1 1HY.	17/6/1985

Grade II Listed Building Mill Victoria Works - Northern Block, Victoria Street, Saltaire, Shipley, West Yorkshire List Number 2/156 designated by virtue of Planning (Listed Buildings and Conservation Areas) Act 1990 Section 1. Reference: 2003/3456/L/024	Bradford City Metro District Council	City Hall Bradford West Yorkshire BD1 1HY.	17/6/1985	
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Local Search Enquiries

Subjects: **Apartment 51, Old Mill, Salts Mill Road, Shipley, West Yorkshire, BD17 7EG.**
 Date of Search Report: **16/12/2024**
 Search Report No: **06613368**
 Search Report Prepared By: **jbishop**

Local Search Enquiries deal with entries which affect the subjects of search but which have not been registered as a Land Charge by the Local Authority.

Information relating to applications, consents, designations, notices, orders and other items which are disclosed in the search of the Land Charges register will not be duplicated below.

Planning and Building Regulation Decisions and Pending Applications

1.1. Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications:-

1.1

Section 1.1 (a) Planning Permissions		Yes	
	Date	Application Type	
-		Planning	
Proposal please see attached			
Section 1.1 (b) Listed Building Consents		Yes	
	Date	Application Type	
-		Listed Building	
Proposal please see attached			
Section 1.1 (c) Conservation Area Consents		None	
Section 1.1 (d) Certificate of Lawfulness of Existing Use or Development		None	
Section 1.1 (e) Certificate of Lawfulness of Proposed Use or Development		None	
Section 1.1 (f) A Certificate of Lawfulness of Proposed Works for Listed Buildings		None	
Section 1.1 (g) A Heritage Partnership Agreement		None	
Section 1.1 (h) A Listed Building Consent Order		None	
Section 1.1 (i) A Local Listed Building Consent Order		None	
Section 1.1 (j) Building Regulations Approvals		Yes	
	Decision	Date	Application Type
04/02251/OTHCFE	Withdrawn	11-Jun-2004	Building Regulation Approval
Proposal Conversion of existing mill building to form 6, 1 bedroom flats, 52, 2 bedroom flats in old mill, 17, 1 bedroom flats and 42, 2 bedroom flats in new mill (117 flats in total)			
06/05265/MISC	Accepted	7-Aug-2006	Building Regulation Approval
Proposal Advice regarding poor energy efficiency to newly converted flat			
Section 1.1 (k) Building Regulations Completion Certificate		Yes	
	Decision	Date	Application Type
04/02251/OTHCFE	Issued	4-Jul-2017	Building Regulation Completion Certificate
Proposal Conversion of existing mill building to form 6, 1 bedroom flats, 52, 2 bedroom flats in old mill, 17, 1 bedroom flats and 42, 2 bedroom flats in new mill (117 flats in total)			
Section 1.1 (l) Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?		None	

Informative

The seller or developer should be asked to provide evidence of compliance with building regulations. This search reports information on planning and other matters relating to the subject property only. If required, information relating to other properties in the vicinity can be supplied on receipt of a separate search request.

Informative

The Local Authority's computerised records of planning and building control documents do not extend back before planning - 01/04/1974 - and building control - 01/01/1983 - and replies will only cover the period since that date. If earlier history is required, please contact the Planning & Building Control Department - refer to search information sheet for contact details

Informative

With regards to 1.1(l) please note the Local Authority may not always be aware of such works and enquiries should also be made of the seller.

Planning Designations and Proposals

1.2. What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

See details below

1.2

Borough Boundary	-	-
Local Plans	Borough Boundary	
Bradford District Replacement Udp Adopted	Adopted	31/10/2005
Local Plan Policy	Constituency Boundaries	
Local Plan Policy	Borough Boundary	
Core Strategy	Submission Draft	12/12/2014
Local Plans	Regional City	
Local Plans	Aerodrome Safeguarding Area	
Local Plans	ZONE Bii 7km boundary - mitigation zone	

Informative

This reply reflects the Policies or Proposals in any existing adopted Development Plan and in any formally proposed Alteration or Replacement Plan, but does not include Policies contained in Planning Guidance Notes or Supplementary Planning documents. Further enquiries should be made to the Local Authority (ref to Search Information Sheet).

Roads

2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:-

2.1

(a) Highway Maintainable at Public Expense	Public
Name	Status
Salts Mill Road, Shipley	Public
(b) Subject to adoption and supported by a bond or bond waiver	No
(c) To be made up by a local authority who will reclaim the cost from the frontagers; or	No
(d) To be adopted by a local authority without reclaiming the cost from the frontagers?	No

Informative

Any further enquiries should be made to the Local Authority's Highways Department (refer to Search Information Sheet).

2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?

No

2.2**Informative**

Please note additional public rights of way may exist other than those shown on the definitive map.

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?

No

2.3**Informative**

Please note additional public rights of way may exist other than those shown on the definitive map.

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

No

2.4**Informative**

Please note additional public rights of way may exist other than those shown on the definitive map.

2.5 If so, please attach a plan showing the approximate route

No

2.5**Other Matters**

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so please refer to Search Information Sheet for contact details. Note: Matters entered onto the Local Land Charges Register, or visibly by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1 to 3.15 below

Land Required for Public Purposes

3.1. Is the property included in land required for public purposes?

No

3.1

Land to be Acquired for Road Works

3.2. Is the property included in land to be acquired for road works?

No

3.2

Drainage Matters

3.3. Is the property:-

3.3

(a) Served by a sustainable urban drainage system (SuDS)? **Not Available**

(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance? **Not Available**

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge? **Not Available**

Informative

Many Local Authority records do not allow for the provision of comprehensive answers for these questions. We therefore recommend checking planning approvals, Section 106 Agreements and referring to the vendor in order to establish if the property is served by a Sustainable Urban Drainage System.

Nearby Road Schemes

3.4. Is the property (or will it be) within 200 metres of any of the following?

No

3.4

- (a) The centre line of a new trunk road or special road specified in any order, draft order or scheme;
- (b) The centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;
- (c) The outer limits of construction works for a proposed alteration or improvement to an existing road, involving-
 - i) Construction of a roundabout (other than a mini-roundabout); or
 - ii) Widening by construction of one or more additional traffic lanes;
- (d) The outer limits of-
 - i) Construction of a new road to be built by a local authority
 - ii) An approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or
 - iii) Construction of a roundabout (other than a mini-roundabout) or widening by construction of one or more additional traffic lanes
- (e) The centre line of the proposed route of a new road under proposals published for public consultation; or
- (f) The outer limits of-
 - i) Construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;
 - ii) Construction of a roundabout (other than a mini-roundabout); or
 - iii) Widening by construction of one or more additional traffic lanes, under proposals published for public consultation?

Informative

A mini roundabout is a roundabout having a one way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

Nearby Railway Schemes

3.5 (a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

No

3.5**Informative**

Please refer to search information sheet for contact details relating to relevant rail schemes.

3.5 (b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

Yes

3.5**Scheme Type****Proposal**

Proposed Tram - Train Route

Proposed Tram - Train Route

Informative

Please refer to search information sheet for contact details relating to relevant rail schemes.

Traffic Schemes

3.6 Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property:

No

3.6

- (a) Permanent stopping up or diversion;
- (b) Waiting or loading restrictions
- (c) One way driving
- (d) Prohibition of driving
- (e) Pedestrianisation
- (f) Vehicle width or weight restrictions
- (g) Traffic calming works including road humps
- (h) Residents parking controls
- (i) Minor road widening or improvement
- (j) Pedestrian crossings
- (k) Cycle tracks; or
- (l) Bridge building?

Informative

In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority.

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

Informative

This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.

Outstanding Notices

3.7. Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this schedule:-	No	3.7
<ul style="list-style-type: none"> (a) Building Works; (b) Environment; (c) Health and Safety; (d) Housing; (e) Highways; or (f) Public health? (g) Flood and coastal erosion risk management 		
Informative <i>Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.</i>		

Contravention of Building Regulations

3.8. Has a local authority authorised in relation to the property any proceedings for the contravention of any provisions contained in building regulations	No	3.8
--	-----------	------------

Notices, Orders, Directions and Proceedings under Planning Acts

3.9. Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-	3.9	
(a) Enforcement Notice	No	
(b) Stop Notice	No	
(c) Listed Building Enforcement Notice	No	
(d) Breach of Condition Notice	No	
(e) Planning Contravention Notice	No	
(f) Other Notice Relating to Breach of Planning Control	No	
(g) Listed Buildings Repair Notice	No	
(h) In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation	No	
(i) A Building Preservation Notice	No	
(j) A Direction Restricting Permitted Development	No	
(k) An Order Revoking or Modifying Permission	No	
(l) An Order Requiring Discontinuance of Use or Alteration or Removal of Buildings or Works	No	
(m) Tree Preservation Order	No	
(n) Proceedings to Enforce a Planning Agreement or Planning Contribution	No	
Informative <i>Matters already entered on the Local Land Charges Register will not be revealed in answer to enquiries 3 (a), (c), and (f-n).</i>		

Community Infrastructure Levy (CIL)

3.10 (a) Is there a CIL charging schedule?

Yes

3.10

Type of Development - Charging Schedule CIL Charging Rates (per sq. m)

Residential - Zone 1 (C3)1 £100

Residential - Zone 2 (C3)1 £50

Residential - Zone 3 (C3)1 £20

Residential - Zone 4 (C3) £0

Retail warehousing2 - Central Bradford £85

Large Supermarket (>2000 sq m) £50

All other uses not cited above £0

1 Excludes specialist older persons' housing (also known as Sheltered/Retirement/Extra Care) defined as residential units which are sold with an age restriction typically to the over 50s/55s with design features, communal facilities and support available to enable self-care and independent living.

2 Retail warehouses are usually large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods. They can be stand-alone units, but are also often developed as part of retail parks. In either case, they are usually located outside of existing town centres and cater mainly for car-borne customers. As such, they usually have large adjacent, dedicated surface parking.

(b) If yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

(i) a liability notice? No

(ii) a notice of chargeable development No

(iii) a demand notice No

(iv) a default liability notice? No

(v) an assumption of liability notice? No

(vi) a commencement notice? No

(c) Has any demand notice been suspended? No

(d) Has the Local Authority received full or part payment of any CIL liability? No

(e) Has the Local Authority received any appeal against any of the above? No

(f) Has a decision been taken to apply for a liability order? No

(g) Has a liability order been granted? No

(h) Have any other enforcement measures been taken? No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to enquiries

3.10 (b)(i), (b)(iii), (d), and (f-h).

Conservation Areas

3.11. Do the following apply in relation to the property:-

No

3.11

- a) The making of the area a Conservation Area before 31st August 1974; or
b) An unimplemented resolution to designate the area a Conservation Area?

Compulsory Purchase

3.12. Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

No

3.12

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

Contaminated Land

3.13. Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property:-

No

3.13

- a) A contaminated land notice;
- b) In relation to a register maintained under section 78R of the Environmental Protection Act 1990 -
 - I) A decision to make an entry; or
 - II) An entry; or
- c) Consultation with the owner or occupier of the property conducted under Section 78G (3) of the Environmental Protection Act 1990

Informative

A negative reply does not imply that the property is free from contamination or from risk to it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.

The Environment Act 1995 introduced a contaminated land regime forming part IIA of the Environmental Protection Act 1990 which became effective in April 2000. This change saw owner/occupiers become potentially liable for clean up costs as a Class 'B' "Appropriate Person."

Local Authorities are now responsible for preparation of reports on contamination in their respective areas and their subsequent local strategy. Local Authorities will intermittently inspect their areas in respect of contamination and take action against those seriously contaminated areas. Registers of remediation notices and contaminated land identified under Section 78R must also be kept. These registers do not form lists of contaminated sites; rather sites where Remediation Notices have been served. It is intended that information will also be included with regard to the condition of the land in question.

As part of the OneSearch Local Search we will inspect the remediation register where available.

Radon Gas

3.14. Do records indicate that the property is in a “Radon Affected Area” as identified by Public Health England or Public Health Wales?

Yes

3.14

Yes. If you have obtained an environmental report we would refer you to the relevant section which will provide you with the percentage of homes in your immediate area which are above the action level. If you have not obtained an environmental report please contact us and we will provide you with a radon risk report. The cost of a Landmark Radon Report is currently £1.20 including VAT.

Informative

“Radon Affected Area” means a part of the country with a 1% probability or more of present or future homes being above the Action Level. Such areas are designated by the UK Health Security Agency which also advises Government on the numerical value of the “Radon Action Level” (the recommended maximum radon concentration for present homes expressed as an annual average concentration in the home. Radon concentrations above the Action Level should be reduced below it and become as low as reasonably practicable).

The areas are identified from radiological evidence and are periodically reviewed by the UK Health Security Agency. Existing homes in Affected Areas should have radon measurements. The present owner should say whether the radon concentration has been measured in the property; whether the result was at or above the Action Level and if so whether remedial measures were installed and whether the radon concentration was re-tested to assess the effectiveness of the remedy.

Radon preventative measures are required for new buildings in higher risk areas. For new properties the builder and/or the owners of properties built after 1988 should say whether protective measures were incorporated in the construction of the property.

Further information on radon, including an indicative version of the Radon Affected Areas map, the associated health risks and common questions and answers is available from UK Health Security Agency Radiation Protection Services website (<https://www.ukhsa-protectionservices.org.uk/radon/>). Alternatively information can be requested from UKHSA on 01235 825313 or by writing to UK Health Security Agency, Chilton, Didcot, Oxon, OX11 0RQ.

Assets of Community Value

3.15. (a) Has the property been nominated as an asset of community value? If so:-	No	3.15
(i) Is it listed as an asset of community value?	No	
(ii) Was it excluded and placed on the “nominated but not listed” list?	No	
(iii) Has the listing expired?	No	
(iv) Is the Local Authority reviewing or proposing to renew the listing?	No	
(v) Are there any subsisting appeals against the listing?	No	
(b) If the property is listed:		
(i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?	No	
(ii) Has the Local Authority received a notice of disposal?	No	
(iii) Has any community interest group requested to be treated as a bidder?	No	
<p>Informative Matters already entered on the Local Land Charges Register will not be revealed in answer to enquiry 3.15 (a)(i).</p>		

Search Information Sheet

Service Contact Details

Bradford City Metro District Council

City Hall
Bradford
BD1 1HY



Bradford Planning Department

Bradford City Metropolitan District Council
Transportation & Planning Department 3rd Floor
Jacobs Well
Bradford
BD1 5RW



01274 754605



UK Health Security Agency

UK Health Security Agency
10 South Colonnade
London
E14 4PU



020 7654 8000



enquiries@ukhsa.gov.uk

Crossrail

8 Cavell Mews
Flitwick
Bedford
MK45 1GT



0345 602 3813



helpdesk@crossrail.co.uk

HS2

28 Larch Road
Dartford
DA1 2LF



020 7944 4908



HS2enquiries@hs2.org.uk

Yorkshire Water

West Yorkshire Water
552 Halifax Road
Buttershaw
Bradford
BD6 2NA



01294 542 635



Terms and Conditions

The Search Company

1. This Search Report was prepared, and the search carried out, by OneSearch Direct Limited, (Company number SC230285), 2nd Floor, Skypark SP1, 8 Elliot Place, Glasgow G3 8EP (referred to in these Notes as "OneSearch").
2. ONESEARCH Direct Limited is a limited company registered in Scotland.
3. OneSearch maintain contractual relationships with various persons involved in the conveyancing process in the UK. OneSearch will disclose on the Search Report any personal or business relationship which it has with any person involved in the sale of the property who is identified at the point of ordering the search. OneSearch cannot accept any liability for failing to disclose a relationship where the involvement of a person in the transaction was not made known to it at the time of ordering the search.

Terms for Preparation of Search

4. This Search Report does not consider whether all necessary consents have been obtained. Purchasing agents are advised to obtain the necessary documentation from the vendors.
5. The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch. The address of OneSearch is set out in paragraph 1 above in this Notes section. Copies of relevant documents held by the relevant local authority can be obtained by contacting the relevant local authority at the said address. Fees and contact information for obtaining copies of such documents are available on request by contacting us on 0800 052 0117 or by e-mailing cs@onesearchdirect.co.uk. The searches from which this Search Report was prepared were completed on the date this Search Report was issued (the said date of issue being the date stated on page 1 of the report.)

Scope of Area Searched

6. Local Plan policies, proposals and recommendations: only those which apply directly to the property of the search are disclosed.
7. Planning applications and building regulations on the property only have been searched. The minimum search period is 10 years.

Definition of Search Terms

8. Definition of Search Terms - Roads
 - . Any road (as defined by the Highways Act 1980) or part thereof which has been taken over and is maintained by the local Roads Authority is denoted as Public.
 - . Any road (as defined by the Highways Act 1980) or part thereof which has not been taken over and is not maintained by the local Roads Authority is denoted as Private.

Legal Issues

9. The Search Report has been prepared with reasonable care and skill by staff trained and employed by OneSearch.
10. The seller of the subjects or the person acting as his/her estate agent may make copies of this Search Report subject to our prior agreement.
11. These terms are enforceable against OneSearch not only by the seller of the property but also by the actual or potential purchaser of, or mortgage lender in respect of, the property, in their own right.

Cancellations

12. Wherever possible, we will cancel a request without attaching a charge. In some instances, however, we may need to recover costs which have already been incurred. Any such costs will be applied in line with the following timescales:
- Any personal search cancelled up to one working day after the order is placed can be cancelled without charge
 - Any personal search cancelled on the expected return date, or one working day before, will attract a 100% charge
 - Any personal search cancellation request made between these times will attract a 50% charge.
 - Any ancillary report cancellation request received where no work has been carried out can be cancelled without charge. Any direct costs incurred will be passed on and charged in full.

Should you have any questions regarding the cancellation policy please contact the Customer Services Department on 0800 052 0117.

Cancellations

12. Wherever possible, we will cancel a request without attaching a charge. In some instances, however, we may need to recover costs which have already been incurred.

Queries

13. Any queries or complaints regarding the content of the Search Report; the manner in which the search was prepared or completed; or the service provided by staff of OneSearch should be submitted in the first instance to the Customer Services Department by telephone on 0800 052 0117 or by emailing cs@onesearchdirect.co.uk. Claims may also be made under the relevant insurance. (See also under Liability and Insurance below.)

Liability and Insurance

14. This search is protected by Professional Indemnity Insurance arranged by Tokio Marine HCC, the limit of which is £10,000,000. This indemnity also provides cover for errors and omissions in local authority and water company data/records which are used to compile our search reports. The search further benefits from 6 years run-off.
15. If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The Financial Ombudsman Service may also provide help in resolving disputes involving insurance companies.

Complaints Procedure

16. OneSearch Direct is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge your complaint within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs); Tel: 01722 333306, website: www.tpos.co.uk, email: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his decision.

Complaints should be sent to: cs@onesearchdirect.co.uk

or

Customer Services Manager
OneSearch Direct
Skypark SP1
8 Elliot Place
Glasgow
G3 8EP
Tel: 0800 052 0117

The Search Company, OneSearch Direct have a contractual relationship with the following parties to the compilation of your search

LEAS Division - Landmark Information Group Limited

Planning Applications (36)

- [Change of use to 142 flats and 60 new flats with undercroft parking, A3 Restaurant/Bar and B1 Business public walkway, community garden and reinstatement of footbridge to River Aire](#)

Ref. No: 00/01864/COU | Status: Granted subject to section 106 agreement

- [Conversion to 142 flats and 60 new flats with undercroft parking, restaurant/bar and B1 Business uses, demolition of shed, dyehouse, canteen and ancillary buildings, and reinstatement of footbridge over River](#)

Ref. No: 00/01871/LBC | Status: Application Granted

- [Extension To Dyehouse](#)

Ref. No: 76/00258/FUL | Status: Planning permission Granted

- [Extension To Dyehouse](#)

Ref. No: 76/04429/FUL | Status: Planning permission Granted

- [Pump House Borehle St Tank](#)

Ref. No: 77/02675/FUL | Status: Planning permission Granted

- [AltExt Gatehouse New Toilet](#)

Ref. No: 77/02676/FUL | Status: Planning permission Granted

- [Security Office-Toilet-Gatehouse](#)

Ref. No: 78/01146/FUL | Status: Planning permission Granted

- [Temporary Building For Security Office](#)

Ref. No: 78/03586/FUL | Status: Planning permission Granted

- [Oil Storage Tank](#)

Ref. No: 78/04230/FUL | Status: Planning permission Granted

- [Replacement Garages](#)

Ref. No: 78/07860/FUL | Status: Planning permission Granted

- [Improvements To Toilets](#)

Ref. No: 78/08534/FUL | Status: Planning permission Granted

- [First Floor Office Ext](#)

Ref. No: 79/00326/OUT | Status: Planning permission Granted

- [Security Office And Toilet](#)

Ref. No: 79/04666/REN | Status: RENAPP

- [1st Floor Offices Canteen](#)

Ref. No: 81/05430/FUL | Status: Planning permission Granted

- [Extensions to dyehouse](#)

Ref. No: 86/07670/FUL | Status: Pending Consideration

- [Extensions to dyehouse](#)

Ref. No: 86/07672/FUL | Status: Pending Consideration

- [Cloth bleaching and finishing plant](#)

Ref. No: 88/04830/FUL | Status: Planning permission Granted

- [Increasing the height of furnace chimney from 12.75m to 25m](#)

Ref. No: 93/01946/FUL | Status: Application Granted

- [Bunding of two tanks into one large tank plus roof](#)

Ref. No: 93/03756/FUL | Status: Application Granted

- [Increase height of furnace chimney from 12.75 metres to 30 metres and fit new chimney and relocate](#)

Ref. No: 95/00246/FUL | Status: Application Granted

- [Replacement of stone slate and north light roof of weaving shed](#)

Ref. No: 96/02179/LBC | Status: Application Withdrawn

- [Remove external window, create a larger opening and install new window](#)

Ref. No: 97/03613/LBC | Status: Application Granted

- [Individual non illuminated wall mounted lettering](#)

Ref. No: 98/01223/LBC | Status: Application Granted

- [Individual non illuminated wall mounted lettering](#)

Ref. No: 98/01224/ADV | Status: Application Granted

- [Conversion of mill into residential units and new development to create in total 407 apartments](#)

Ref. No: 04/00562/COU | Status: Granted subject to section 106 agreement

- [Conversion of mill into residential development](#)

Ref. No: 04/00563/LBC | Status: Application Granted

- [Change of use of existing building to form shop, demolition of stable block and new office pump room and substations](#)

Ref. No: 04/04232/COU | Status: Application Granted

- [Demolition of stable block and erection of pump room and substations](#)

Ref. No: 04/04233/LBC | Status: Application Granted

- [Erection of external staircase and resiting of office and plant room block](#)

Ref. No: 05/02392/FUL | Status: Application Granted

- [Amendment to planning application 04/00562/COU to form an additional 41 apartments, changes to the internal car parking layout and design of the multi storey car park, a change to the location of the cafe/bar, and provision of a new fire engine hardstanding, new double sub-station and gymnasium.](#)

Ref. No: 06/02978/FUL | Status: Granted subject to section 106 agreement

- [Formation of opening in existing boundary wall, erection of additional electricity substation, relocation of the security house/pump house/substation building and alterations to the external appearance of the multi-storey car park](#)

Ref. No: 06/02981/LBC | Status: Application Granted

- [Conversion of Pump House to form new office space.](#)

Ref. No: 14/02782/FUL | Status: Application Granted

- [Use of part of the basement floor \(former storage area\) for manufacture of juice and non-alcoholic beverages, including new opening in existing façade incorporating new metal stair access](#)

Ref. No: 21/04151/FUL | Status: Application Granted

- Use of part of the basement floor (former storage area) for manufacture of juice and non-alcoholic beverages, including new opening in existing façade incorporating new metal stair access

Ref. No: 21/04152/LBC | Status: Application Granted

- Extension to an existing external bin stores with a close-boarded timber fence with a digital lock and the construction of new external bin stores with a close-boarded timber fence with a digital lock

Ref. No: 22/05327/FUL | Status: Application Granted

- External bin stores: close boarded timber fence with digital lock.

Ref. No: 22/05328/LBC | Status: LBCNOA LBC Not required no alterations

Fact Sheet for Homebuyers



Why do I need this search?

Your conveyancer has requested this search to make sure there are no nasty surprises lurking within your property. It is usually a lender requirement that you obtain a local search before they will agree to release the finance you need to complete your property transaction. But what does it all mean?

08 - Civil Aviation Charges	
Description Of Charge (including reference to appropriate statutory provision)	Originating Authority
Reference ABCXX. Aerodrome safeguard zones. Within the boundary of the Aerodrome Safeguarding Area there may be restrictions on all buildings, structures, erections and works exceeding 90 metres in height (295.3 feet) - DfT circular 2003.	North Somerset Council

Local Land Charges

The Land Charges Register will highlight any restrictions on use, or financial obligations placed on the property. These are generally binding on successive owners, so it's very important that your conveyancer explains this part thoroughly to you.

Planning Decisions

Have previous owners been rejected for that extension you had your eye on? Has permission been granted for those double glazed windows on your property that is within a Conservation Area? You can find out in this section of the report.

1.1. Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications:-		
Section 1.1 (a)	Planning Permissions	None
Section 1.1 (b)	Listed Building Consents	None
Section 1.1 (c)	Conservation Area Consents	None
Section 1.1 (d)	Certificate of Lawfulness of Existing Use or Development	None
Section 1.1 (e)	Certificate of Lawfulness of Proposed Use or Development	None

Section 1.1 (f)	Building Regulations Approvals
Section 1.1 (g)	Building Regulations Completion Certificate
Section 1.1 (h)	Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

Building Regulations

Have any works that have been carried out on property been done with appropriate consent? This section will reveal any applications made to Building Control for changes to the property. This is important as any works without appropriate consent may result in the council taking action and as the new homeowner you would be liable for remediation work.

Planning Designations and Proposals

Local Plans are vital for setting out what types of development can be permitted within a local development framework. This includes housing, business, and essential infrastructure.

1.2. What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?	
North Somerset Council Local Development Framework	
Clevedon, Nailsea, and Portishead	Adopted
North Somerset Replacement Local Plan Adopted#1390	Adopted
Local Plan Policy	Conservation Area
Local Plan Policy	Borough Boundary
Local Plan Policy	Forest of Avon
Local Plan Policy	Settlement Boundary

2. Which of the roads, footways and footpaths named in the application for this search are:-					
(a) Highway Maintainable at Public Expense					
Name	Carriageway	Footway	Footpath	Verge	
Sample Hill, Portishead	Public	Public	None	None	
Footpath to side	None	None	Private	None	

Roads

If your road is not maintainable at public expense, you could be liable for its maintenance and repairs. Your conveyancer will clarify ownership and liability should the search return a "private" result.

Fact Sheet for Homebuyers



Important! Please note...

Your conveyancer will discuss with you any issues that have been flagged up in this report. If there's a section you would like more information on, please get in touch with them directly and they can advise you further.

3.6 Has a local authority approved but not yet implemented any of the following for roads, footways and footpaths which abut the boundaries of the property:

- (a) Permanent stopping up or diversion;
- (b) Waiting or loading restrictions
- (c) One way driving
- (d) Prohibition of driving
- (e) Pedestrianisation
- (f) Vehicle width or weight restrictions
- (g) Traffic calming works including road humps
- (h) Residents parking controls
- (i) Minor road widening or improvement
- (j) Pedestrian crossings
- (k) Cycle tracks; or
- (l) Bridge building?

Roads, Railway and Traffic Schemes

Are there any proposals to construct a new road or railway nearby? What about proposed speed bumps outside your front door? This report will search within 200m for road and railway schemes, and will detect any relevant traffic schemes.

Notices and Orders

This section of the search will report on any enforcement action connected to the property, whether that be proposed, served, appealed, or withdrawn. This includes Breach of Condition Notices and Listed Building Notices.

3.9. Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

(a) Enforcement Notice	No
(b) Stop Notice	No
(c) Listed Building Enforcement Notice	No
(d) Breach of Condition Notice	No
(e) Planning Contravention Notice	No

3.12. Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property):-

No

- a) A contaminated land notice;
- b) In relation to a register maintained under section 78R of the Environmental Protection Act 1990 -
 - i) A decision to make an entry; or
 - ii) An entry; or
- c) Consultation with the owner or occupier of the property conducted under Section 78G (3) of the Environmental Protection Act 1990

Contaminated Land

If there is contaminated land at the site of your property, and if the original polluter cannot be traced, there are instances when the new owner of the land may become liable for remediation (including compensating others who are affected by it!). Your conveyancer will be able to advise you of any liability risks.

What does this search NOT include?

Matters that are not specific to your property will not be included within this search, unless stated otherwise. Your conveyancer should also obtain other searches as required, which may include Drainage & Water, Environmental Searches and Mining Searches.

Please ensure you are comfortable with the content of this search before you fully commit to purchasing the property.



Important Consumer Protection Information

This search has been produced by Onesearch Direct (Address: Skypark SP1, 8 Elliot Place, Glasgow G3 8EP Telephone: 0800 052 0117 Fax: 0141 572 2033 or E-mail: cs@onesearchdirect.co.uk) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House,
43-55 Milford Street,
Salisbury,
Wiltshire
SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Drainage and Water Search

Prepared for: LEAS Division - Landmark Information Group Limited <support@landmarkagent.co.uk>



Property Address

Apartment 51, Old Mill, Salts Mill Road, Shipley,
West Yorkshire, BD17 7EG.

About Your Search

Date:
16/12/2024

Search Type:
Drainage and Water Search

Sewer Undertaker
Yorkshire Water Services Ltd

Our Reference:
D03240981

Your Reference:
Searches/BD177EG/WYK782429

Report Prepared by:
Iain Ward

Invoice Number:
E26036864



Mains Water

 Connected




Foul Water

 Connected



Surface Water Sewer

 Not connected



Sewer Pipe Within Boundary




 No



Water Pipe Within Boundary

 No

Legend


-  Typical response
-  Caution - please refer to relevant question
-  Needs attention


If you have any questions about the contents of this Drainage and Water Search, please contact our Customer Service Team on:


Telephone 0800 052 0117


Email cs@onesearchdirect.co.uk


Apartment 51, Old Mill, Salts Mill Road, Shipley, West Yorkshire, BD17 7EG.


Drainage Map  Enclosed
1.1 Where relevant, please include a copy of an extract from the public sewer map.
Please refer to the attached map. Where relevant, assets have been transcribed.

Map of Waterworks  Enclosed
1.2 Where relevant, please include a copy of an extract from the map of waterworks.
Please refer to the attached map. Where relevant, assets have been transcribed.


Foul Water  Connected
2.1 Does foul water from the property drain to a public sewer?
Records indicate that foul water from the property does drain to a public sewer.
Note: Please note that this answer has been inferred based on the location of the public sewer in relation to the property (refer to plan for details). In the event that this is incorrect our Professional Indemnity Cover will be applied. Please refer to section 10 of the Terms and Conditions.


Surface Water  Not Connected
2.2 Does surface water from the property drain to a public sewer?
Records indicate that surface water from the property does not drain to a public sewer.
Note: Please note that this answer has been inferred based on the location of the public sewer in relation to the property (refer to plan for details). In the event that this is incorrect our Professional Indemnity Cover will be applied. Please refer to section 10 of the Terms and Conditions.


Surface Water  See Detail
2.3 Is a surface water drainage charge payable?
Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.


Drainage Assets within Boundary  No
2.4 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?
The map indicates there are no public sewers, disposal mains or lateral drains within the boundaries of the property.
Notes <ul style="list-style-type: none">(1) It has not always been a requirement for public sewers, disposal mains or lateral drains to be recorded on the public sewer map. It is therefore possible for unidentified sewers, disposal mains or lateral drains to exist within the boundaries of the property. A full site inspection is recommended prior to any work commencing.(2) Please note that from 1st October 2011 the majority of private sewers and lateral drains connected to the public network as of 1st July 2011 transferred into public ownership and it is therefore possible there may be additional public assets within or close to the boundary which may not be shown on the public sewer plan. The presence of public assets running within the boundary of the property may restrict further development. If there are any plans to develop the property further enquiries should be made to the undertaker.(3) The undertaker has a legal right of access to carry out work on its assets, subject to notice. This may result in employees of the undertaker or its contractors needing to enter the property to carry out work.


Apartment 51, Old Mill, Salts Mill Road, Shipley, West Yorkshire, BD17 7EG.

Surface Water  Insured
2.4.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?
Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property. This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

Public Sewer  Yes
2.5 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?
The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property.
Note: From 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.

Public Sewer  Insured
2.5.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50m of any buildings within the property?
Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property. This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

Adoption  No
2.6 Are any sewer or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?
The property is part of an established development and is not subject to an adoption agreement. Please note the majority of private sewers and lateral drains subject to adoption agreements were transferred into public ownership from 1st October 2011 and there may therefore be additional public sewers other than those shown on the plan.
Note: In the case of recent or new developments, please refer to developer.

Building Over Agreements  See Detail
2.7 Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?
There is no statutory access to records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. Where an asset is shown within the boundary, you may wish to make additional enquiries of the relevant authority.
Notes: (1) Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered. (2) From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.

Apartment 51, Old Mill, Salts Mill Road, Shipley, West Yorkshire, BD17 7EG.

Internal Flooding ● Insured
2.8 Is the building which is, or forms, part of the property at risk of internal flooding due to overloaded public sewers?
Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property. This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

Sewage Treatment Works ● Insured
2.9 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.
Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property. This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

Mains Water ● Connected
3.1 Is the property connected to mains water supply?
Records indicate that the property is connected to mains water supply.
Note: Please note that this answer has been inferred based on the location of the public water in relation to the property (refer to plan for details). In the event that this is incorrect our Professional Indemnity Cover will be applied. Please refer to section 10 of the Terms and Conditions.









Water Assets within Boundary ● No
3.2 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?
The map indicates there are no water mains, resource mains or discharge pipes within the boundaries of the property.
Note: It has not always been a requirement for such water mains, resource mains or discharge pipes to be recorded on the public sewer map. It is therefore possible for water mains, resource mains or discharge pipes to exist within the boundaries of the property. A full site inspection is recommended prior to any work commencing.

Adoption ● No
3.3 Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?
Records indicate that water supply serving the property are not the subject of an existing adoption agreement or an application for such an agreement.
Note: Where the property is part of an established development it would not normally be subject to an adoption agreement under Section 104 of the Water Industry Act 1991.

Drainage and Water Search

Report Reference D03240981

Apartment 51, Old Mill, Salts Mill Road, Shipley, West Yorkshire, BD17 7EG.


Water Pressure  Insured
3.4 Is the property at risk of receiving low water pressure or flow?
Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property. This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.
Water Supply Classification  See Detail
3.5 What is the classification of the water supply for the property?
Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the classification for the property.
Water Meter  See Detail
3.6 Please include details of the location of any water meter serving the property.
Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.
Sewerage Undertaker  See Answer
4.1.1 Who is responsible for providing the sewerage services for the property?
Yorkshire Water Services Ltd, Western House, Halifax Road,, Bradford, BD6 2SZ. Telephone: 0845 1 24 24 24 Web: www.yorkshirewater.com
Water Undertaker  See Answer
4.1.2 Who is responsible for providing the water services for the property?
Yorkshire Water Services Ltd, Western House, Halifax Road,, Bradford, BD6 2SZ. Telephone: 0845 1 24 24 24 Web: www.yorkshirewater.com
Sewerage Service Billing  See Detail
4.2 Who bills the property for sewerage services?
Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.
Water Service Billing  See Detail
4.3 Who bills the property for water services?
Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.
Charging Basis  See Detail
4.4 What is the current basis for charging for sewerage and water services at the property?
Please refer to vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

Drainage and Water Search

Report Reference D03240981

Apartment 51, Old Mill, Salts Mill Road, Shipley, West Yorkshire, BD17 7EG.

Public Sewer

 Insured

4.5 Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property. This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

Terms and Conditions

The Search Company

1. This Search Report was prepared by:

OneSearch Direct Limited
2nd Floor
Skypark 1
8 Elliot Place
Glasgow
G3 8EP

Tel 0800 052 0117

Email cs@onesearchdirect.co.uk

(Referred to as "OneSearch").

2. OneSearch Direct is a Limited Company registered in Scotland, Company Number SC230285.

3. OneSearch maintain contractual relationships with various persons involved in the conveyancing process in the UK. OneSearch will disclose on the Search Report any personal or business relationship it has with individuals involved in the sale of the property as identified when the Search Report is ordered. OneSearch cannot accept liability for failing to disclose a relationship when a person's involvement in the transaction is not declared at the outset.

Terms for Preparation of Search

4. This Search Report does not consider whether all necessary consents have been obtained. Purchasing agents are advised to obtain the necessary documentation from the vendors.

5. The necessary searches to prepare this report were completed on the date of issue as specified on the coversheet. This report has been compiled by either a physical examination of public records or the firm's own current records.

Legal Issues

6. The Search Report has been prepared with reasonable care and skill by staff trained and employed by OneSearch.

7. The seller of the subjects or the person acting as his/her estate agent may make copies of this Search Report subject to our prior agreement.

8. These terms are enforceable against OneSearch not only by the seller of the property but also by the purchaser of, or mortgage lender in respect of, the property, in their own right.

9. Any queries or complaints regarding the content of the Search Report; the manner in which the search was prepared or completed; or the service provided by staff of OneSearch should be submitted in the first instance to Customer Services as set out in paragraph 1. Claims may also be made under the relevant insurance. (See also under Liability and Insurance below.)

Liability

10. This search is protected by Professional Indemnity Insurance arranged by Travelers Insurance Co Ltd, the limit of which is £10,000,000. This indemnity also provides cover for errors and omissions in local authority and water company data/ records which are used to compile our search reports. The search further benefits from 6 years run-off cover.

11. If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The Financial Ombudsman Service may also provide help in resolving disputes involving insurance companies.

Complaints Procedure

12. OneSearch is registered with the Property Codes Compliance Board as a subscriber to the Search Code. The Ombudsman can award up to £5000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

If you make a complaint, we will:

- Acknowledge your complaint within 5 working days of receipt;
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt;
- Keep you informed by letter, telephone or email, as you prefer, if we need more time;
- Provide a final response, in writing, at the latest within 40 working days of receipt;
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be addressed to Customer Services as set out in paragraph 1, either by letter, email, or telephone.

If you are not satisfied with our final response, you may refer the complaint to **The Property Ombudsman** scheme:

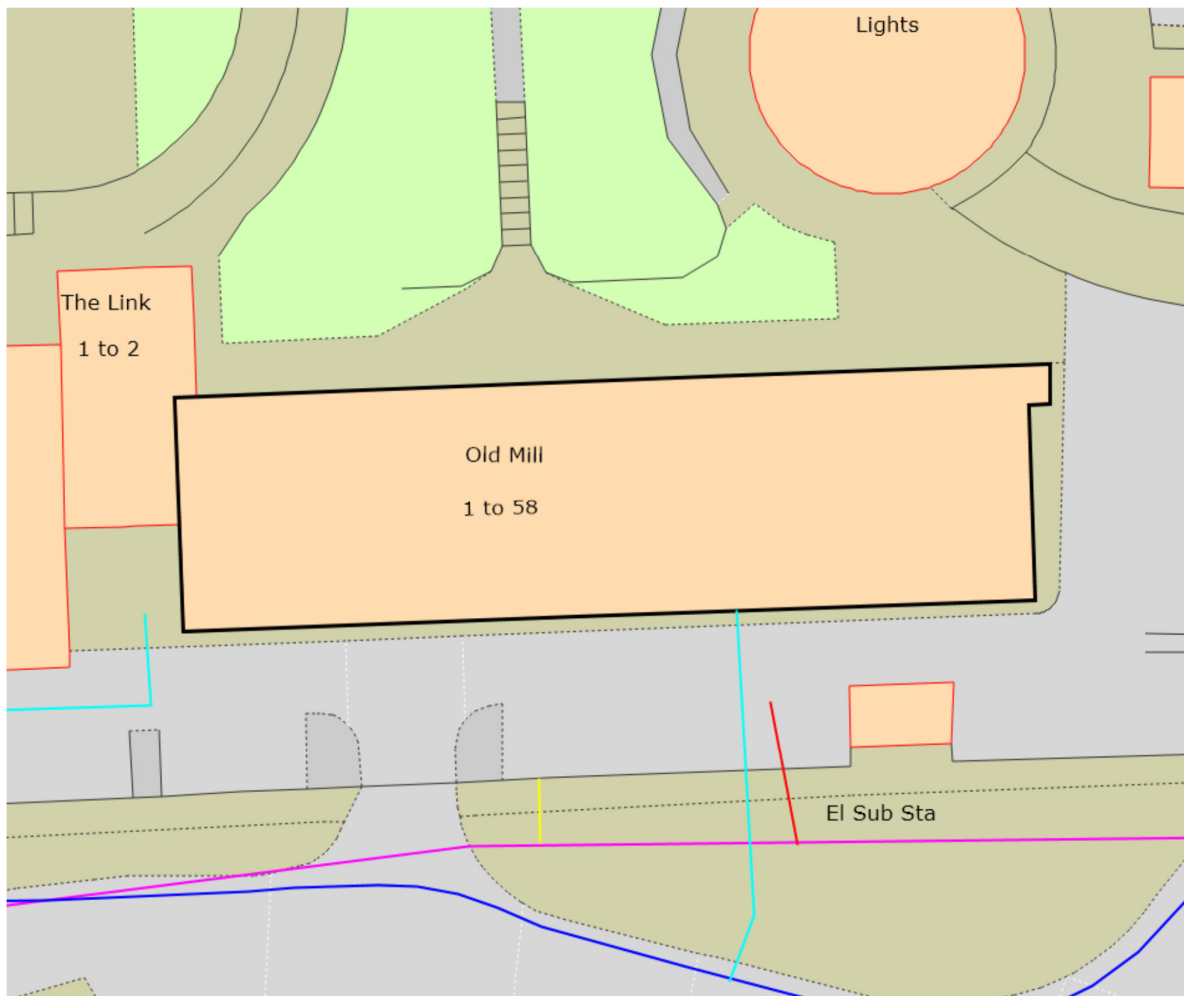
Tel 01722 333306






Email admin@tpos.co.uk

Web <http://www.tpos.co.uk/>

We will cooperate fully with the Ombudsman during any investigation and comply with his decision.

Drainage and Water Map



Legend	
	Foul Sewer
	Combined Sewer
	Syphon Overflow
	Private Water Main
	Mains Water

THIS MAP IS PROVIDED FOR INDICATIVE PURPOSES ONLY

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NOTES

1. The position of any apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. No liability is accepted by OneSearch Direct for any error or omission. Assets are indicated for reference purposes only.
2. Private drains and sewers connecting the property to the public system may not be shown as water companies have not historically held these details. Only those assets indicated on the publicly available statutory maps are reproduced on this plan.
3. Section 104 sewers may not be shown on this plan.

4. On 1st October 2011 some private assets transferred to water company ownership, including private sewers and lateral drains. These assets will be indicated where they have been added to the statutory sewer maps, but may not be shown due to the historical nature of private sewers (See note 2).
5. The presence of service pipes should be anticipated and the actual position of mains should be verified and established on site prior to commencing any work
6. For searches in the Wessex Water area, where we are aware that public sewer pipes are 300mm or larger in diameter, these will be shown as strategic sewers.



PERSONAL SEARCH (DW ERRORS AND OMISSIONS AND MISSING ANSWERS)

ISSUED BY
STEWART TITLE LIMITED

stewart title[®]

POLICY SUMMARY

POLICY TYPE Personal Search (DW Errors and Omissions and Missing Answers)	THE INSURER Stewart Title Limited
POLICY TERM In Perpetuity from the Policy Date	INSURER'S ADDRESS 6 Henrietta Street, London, WC2E 8PS

TO THE POLICYHOLDER

We assume the need to purchase this policy has resulted from legal advice provided to you. You should read this summary in conjunction with the full policy wording to ensure you are fully aware of the terms and conditions of the cover.

TO THE INTERMEDIARY

We recommend this document is provided to the Insured before the conclusion of the insurance contact.

SIGNIFICANT CONDITIONS OR EXCLUSIONS UNDER THIS POLICY

Full details of conditions and exclusions are detailed in the policy, but we would draw your attention to the following:

You, or anyone acting on your behalf, must not:

- disclose the existence of this policy to any third party other than prospective purchasers, lenders, lessees and their legal advisers without our prior written consent
- take or fail to take action which results in a Claim as this may prejudice your position and void the policy
- take any steps to settle a Claim without our prior written consent.

UPDATING THE COVER

Requests to increase or extend cover can be considered. We are not permitted to provide advice or recommend how you proceed as you will need to make your own choice about this, with guidance from your intermediary.

RIGHTS TO CANCEL POLICY

This policy can be cancelled by contacting us within 14 days of the policy date, provided all interested parties (such as lenders holding a mortgage or charge on the Property) consent to cancellation. If you wish to cancel this policy, please write (quoting your policy number) to 'The Underwriting Manager' at the Insurer's Address.

HOW TO CLAIM

Please write (quoting your policy number) to 'The Claims Counsel' at the Insurer's Address or by e mail to ukclaims@stewart.com. You must provide details to us of any potential Claim without delay, please read the full Claims conditions within the policy.

COMPLAINTS

Any complaint should be raised in the first instance with our General Counsel by

- Writing to the General Counsel at the Insurer's Address
- Telephoning 0207 010 7820

Details of our complaints handling procedure are available by contacting our General Counsel

If we are unable to resolve your complaint to your satisfaction, you may have the right to refer your complaint to the Financial Ombudsman Service at Exchange Tower, London E14 9SR. The Financial Ombudsman Service website address is <http://www.financial-ombudsman.org.uk/>.

THE FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)

We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This will depend on the type of business and the circumstances of the Claim.

Further information about compensation scheme arrangements is available from the FSCS who can be contacted at Financial Services Compensation Scheme, 10th Floor, Beaufort House, 15 St Botolph Street, London EC3A 7QU. The FSCS website may be viewed at www.fscs.org.uk.

BASIS OF COVER

The Insured has paid or agreed to pay the Premium for this indemnity cover.

The Insured agrees to comply with the terms and conditions of the policy. Failure by the Insured to comply can lead to invalidation of the policy in whole or in part or reduce the amount of any Claim subsequently made.

Signed for and on behalf of Stewart Title Limited

A handwritten signature in black ink, appearing to read "Steven Lessack". The signature is fluid and cursive, with the first name "Steven" and last name "Lessack" clearly distinguishable.

Steven Lessack
CEO, Stewart Title Limited

Authorised Signatory

POLICY SCHEDULE

POLICY NUMBER 160482	PROPERTY Each property which is noted on the bordereau
POLICY DATE As referred to on the bordereau per Property	LIMIT OF INDEMNITY See Additional Policy Clause(s) section below
POLICY TERM In Perpetuity from the Policy Date	PREMIUM See Additional Policy Clause(s) section below

THE INSURED

The party purchasing the Property at the Policy Date and any bank, building society or other similar lending institution holding a mortgage or charge on the Property ('the Lender') whether as a result of the purchase or as the result of the owner of the Property remortgaging it to the Lender

THE INSURER

STEWART TITLE LIMITED - (Company Reg 2770166), 6 Henrietta Street, Covent Garden, London, WC2E 8PS

THE DEFECT

The Insured has been provided with a Regulated Drainage and Water Search ('the Search') by the Organisation which may contain an Adverse Entry which materially affects the market value of the Property.

INSURED USE

Continued use of the Property for residential or commercial uses as in existence at the Policy Date

EXCLUSION(S)

Any Claim arising from or relating to:

- (i) any matter revealed in any other searches made available to the Insured or anyone acting on the Insured's behalf prior to the Policy Date
- (ii) any matter otherwise known to the Insured or anyone acting on the Insured's behalf prior to the Policy Date
- (iii) consequential loss
- (iv) environmental or contamination matters (including but not limited to the Environmental Protection Act 1990)
- (v) any matter where the Insured or their legal advisors have not followed or acted upon the guidance notes provided in the Search

ADDITIONAL POLICY CLAUSE(S)

Definitions:-

Adverse Entry - Any matter or matters which would have been disclosed in the Search and which were in existence on or before the Policy Date

which adversely affect the market value of the Property but which were not disclosed in the Search due to:-

- (i) the absence in the Search of answers to questions 2.4.1, 2.5.1, 2.8, 2.9, 3.4 and 4.5 and/or
- (ii) incorrect information being given to the Organisation by the statutory authority or authorities responsible for maintaining the registers forming the subject matter of the Search and/or
- (iii) incorrect information being given by the Organisation to the Insured in respect of Questions 2.1, 2.2 and 3.1 where the Organisation has interpreted data obtained from the statutory authority or authorities responsible for maintaining the registers but that interpretation is incorrect due to the negligence of, or an error by, the Organisation.

Organisation - One Search Direct

Regulated Search - A search requested by or on behalf of the Insured in the course of a purchase or remortgage transaction relating to the Property in response to which the Organisation in accordance with the Council of Property Search Organisations' search code has undertaken enquiries and provided a report upon which the Insured relies.

LIMIT OF INDEMNITY
(Up to £ per Property)
£ 2,000,000.00

PREMIUM
(£ inclusive of I.P.T)
£1.15

MEMORANDUM OF ENDORSEMENT For Seller Cover**Definitions:**

The definitions referred to below shall be read as being in addition to those given or where repeated for the purpose of the cover provided to the seller under the Policy as an alternative to those in the Policy.

Seller: The Seller of the Property who has requested and paid for the Regulated Search in order to enable the sale of the Property to the Buyer;

Buyer: The person(s), corporate or incorporate body, named as Buyer in the exchanged contract for the purchase of the Property on whose behalf a Regulated Search has been undertaken or who relies upon a Regulated Search carried out on behalf of the seller of the Property by the Organisation and who has subsequently purchased the Property following receipt of the Regulated Search.

Completion Date: The date upon which the sale of the Property to the Buyer completed.

Offer Price: The lower of (i) the price agreed between the Seller and the Buyer for the sale of the Property prior to the completion Date (ii) the highest valuation of the Property obtained by the Seller from and estate agent prior to marketing the property with the estate agent.

Sale Price: The price actually paid by the Buyer to the Seller for the Property on the Completion Date as detailed in the exchanged contract.

Seller Cover

The cover under this Policy will be extended to provide the additional cover referred to below namely that:-

The Seller shall have cover starting on the Completion Date for the matters referred to in sub paragraph (ii) under the definition of Adverse Entry in this policy by revealing an Adverse Entry which should not have been revealed ('the Error') and which is the sole and direct cause of the Buyer renegotiating the Offer Price of the Property to the Sale Price and as a result of which renegotiation the Seller has suffered loss.

Exclusions

The Company shall be not liable to indemnify the Seller for any Error:

- (i) not disclosed in the Search
- (ii) in respect of any matter of which the Seller or his legal representative had Knowledge as at the date that contracts are exchanged with the Buyer for the purchase of the Property.
- (iii) Any Adverse Entry which arises after the Effective Date
- (iv) The cover for the Seller shall not apply where the transaction is a remortgage or the Property is used for commercial purposes

Conditions

All conditions referred to in the Policy shall apply

This policy document and the bordereau form the basis of the Insured's policy, and the contract between the Insured and the Insurer. Please read the documents and keep them safe.

COVER

In the event there is an Adverse Entry affecting the Property on the Policy Date directly arising from the Search which materially affects the market value of the Property as detailed in the Defect ("Claim") the Insurer will indemnify the Insured against:

- a. The cost of remedying the Adverse Entry (including but not limited to the provision of a further indemnity policy to cover the specific risk(s) revealed by the Adverse Entry) and/or any sums paid pursuant to any voluntary settlement or compromise of a Claim with the prior written consent of the Insurer or any final order, decision, judgment or permanent injunction awarded against the Insured to free the Property from the Claim
- b. Reduction in the market value of the Property used in accordance with the Insured Use the market value being the average of the estimates of two independent Valuers of the market value of the Property as defined from time to time in the guidelines issued by the Royal Institute of Chartered Surveyors at the date of a final order, decision, judgment or permanent injunction awarded against the Insured, or where the Insurer otherwise accepts liability, and being the difference between the market value of the Property as at the Policy Date on the assumption the Adverse Entry is unenforceable and the market value of the Property as at the Policy Date to the extent the Adverse Entry is held to be enforceable
- c. Any shortfall in the amount required to discharge the outstanding debt under the mortgage or charge where the Insured is a mortgagee and exercises its rights under the mortgage or charge, or where the Insurer otherwise accepts liability.
- d. Any damages or compensation (including costs and expenses) awarded against the Insured in any proceedings brought against the Insured or agreed in any voluntary settlement or compromise of a Claim with the prior written consent of the Insurer
- e. All other costs and expenses incurred by the Insured with the prior written consent of the Insurer including the costs of the Insurer in defending or settling the Claim on the Insured's behalf

GENERAL PROVISIONS

- a. Any act or omission by the Insured, or anyone acting on the Insured's behalf, which in whole or in part induces a Claim under the policy may prejudice the Insured's position and could invalidate the policy in whole or in part or reduce the amount of any Claim.
- b. The Insurers liability under this policy will not exceed the Limit of Indemnity (as increased by the Inflation Provision if applicable).
- c. This policy shall be governed by and construed in accordance with the law of England and Wales and is subject to the jurisdiction of the courts of England and Wales.
- d. The policy and any endorsement issued in respect of it are one contract and shall be read together.
- e. The insured will not be entitled to abandon the Property to the Insurer.
- f. Your information may be used for the purposes of insurance administration by the Insurer, its associated companies, by reinsurers and your intermediary. It may be disclosed to regulatory bodies for the purposes of monitoring and/or enforcing the Insurer's compliance with any regulatory rules/codes.
- g. Your information may also be used for offering renewal, research and statistical purposes and crime prevention. It may be transferred to any country, including countries outside the European Economic Area for any of these purposes and for systems administration. Where this happens, we will ensure that anyone to whom we pass your information agrees to treat your information with the same level of protection as if we were dealing with it.
- h. If you give us information about another person, in doing so you confirm that they have given you permission to provide it to us to be able to process their personal data (including any sensitive personal data) and also that you have told them who we are and what we will use their data for, as set out in this notice.
- i. In the case of personal data, with limited exceptions, and on payment of the appropriate fee, you have the right to access and if necessary rectify information held about you.

NON INVALIDATION

The interest in this policy of any Insured will not be invalidated by a breach of the policy terms or conditions by any other party, unless

- a. Such party acted on the Insured's behalf or with the Insured's knowledge and consent
- b. Where the Insured is a successor in title, they had knowledge of a breach of the policy terms or conditions or of previous non-disclosure or misrepresentation to the Insurer.

IMPORTANT CONDITIONS

In respect of each Property:-

- a. In deciding to accept this policy in exchange for the Premium and in setting the terms and premium, the Insurer has relied on the assumptions made being correct and any information given by the Insured (or anyone acting on the Insured's behalf). The Insured must ensure that, when answering any questions asked by the Insurer, any information provided is accurate and complete and the Insurer is informed of any assumptions which cannot be met.
 - b. If the Insured deliberately or recklessly provides the Insurer with false or misleading information, the Insurer may treat this policy as if it never existed and decline all claims.
 - c. If the Insured provides the Insurer with false or misleading information carelessly, the Insurer may:
 - a. treat this policy as if it had never existed, and refuse to pay all claims and return the premium paid. However, the Insurer may only do so if it would not otherwise have provided the Insured with insurance cover at all;
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- b. amend the terms of this insurance, and apply the amended terms as if they were already in place, if a claim has been adversely affected by the Insured's carelessness;
 - c. reduce the amount the Insurer will pay on a claim in the proportion the premium the Insured has paid bears to the premium the Insurer would have charged for the policy; or
 - d. take a similar proportionate action.
The Insurer, or anyone acting on the Insurer's behalf, will write to the Insured if the Insurer intends to treat this policy as if it had never existed, or amend the terms of the policy.
- d. If the Insured becomes aware that the information given to the Insurer is inaccurate, the Insured must inform the Insurer as soon as practicable.
 - e. The Insured (or anyone acting on the Insured's behalf) shall not at any time disclose the existence of this policy to any third party other than bona fide prospective purchasers, their lenders, lessees and respective legal advisers without the Insurers written consent
 - f. The Insured shall not discuss the Defect with any party without the Insurer's written consent, who, it is reasonable to believe can as a result of the discussion make a Claim.
 - g. A bordereau is provided to the Insurer by the Policyholder in Excel format setting out the address of the Property, the Limit of Indemnity (being the purchase price of the Property) and the Policy Date (being the date of exchange of contracts for the purchase of the Property by the Insured) and that the bordereau is sent to the Insurer at the Insurer's Address within 14 days of the month end following the Policy Date and payment for all properties listed on the bordereau paid either by cheque payable to Stewart Title Limited or by BACS to HSBC Bank Plc, 60 Queen Victoria Street, London EC4N 4TR Account Name: Stewart Title Premium Collection Account, Sort Code 40-05-30, Account Number: 94573269 Reference: 160482

In respect of Conditions e, f and g above where the Insured fails to comply with these conditions the Insurer's liability under this policy may be limited to the extent the Insurer is compromised by any breach of these conditions

COMPLAINTS PROCEDURE

Any complaint should be raised in the first instance with our General Counsel by

- Writing to the General Counsel at the Insurer's Address
- Telephoning 0207 010 7820

Details of our complaints handling procedure are available by contacting our General Counsel.

If we are unable to resolve your complaint to your satisfaction, you may have the right to refer your complaint to the Financial Ombudsman Service at Exchange Tower, London E14 9SR. The Financial Ombudsman Service website is <http://www.financial-ombudsman.org.uk/>.

The existence, and your use of, this complaints process is without prejudice to your other rights under this policy and your rights in law.

RIGHT TO CANCEL POLICY

This Policy can be cancelled by contacting us within 14 days of the policy date, provided all interested parties (such as lenders holding a mortgage or charge on the Property) consent to cancellation. If you wish to cancel this policy, please write (quoting your policy number) to 'The Underwriting Manager' at the Insurer's Address.

We may at our discretion charge you for the time that you have been on cover including Insurance Premium Tax.

Any refund of premium will be made to the party who paid the premium.

CLAIMS CONDITIONS

On becoming aware of any potential or actual Claim, the Insured will:

- a. provide written notice and details to the Insurer at the Insurer's Address immediately of all known facts including all communications, correspondence and all court documents.
- b. not admit any liability whatsoever or take steps to compromise or settle the Claim, without the written consent of the Insurer.
- c. provide all information and assistance that the Insurer and/or any party professional or otherwise acting on the Insurer's behalf require at the Insured's own expense doing everything reasonably practicable with the Insurer's prior written consent to minimise any loss.

The Insured will not make any

- a. admission, promise of payment or indemnity
- b. application to a court, Upper Tribunal (Land Chamber) or the Land Registry without the written consent of the Insurer

DEALING WITH THE CLAIM

- a. In dealing with the Claim the Insurer will at its discretion and cost be entitled to (whether or not the Insurer is liable under this policy):-
 - i. take or defend proceedings in any court or tribunal in the name of the Insured in any proceedings including the right to abandon or submit to judgment

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- ii. exercise, in the name of the Insured, any rights or remedies available to the Insured in any proceedings including the right to abandon or submit to judgment
 - iii. compromise, settle or compound the Claim and deal in such manner as it thinks fit
 - iv. pay at any time to the Insured the amount of the Limit of Indemnity (as increased by the Inflation Provision if applicable) or any lesser amount for which the Claim can be settled and then relinquish control of and have no further involvement with the Claim.
- b. The Insurer shall be under no obligation to pay the proceeds of any Claim paid under this Policy to any party other than the Insured and that the proceeds of any Claim shall be incapable of assignment.
 - c. If, at the time of the Claim, there is other insurance (whether incepted by the Insured or any other party) under which the Insured may be entitled to make a Claim, either wholly or partly in respect of the same interest or risk covered by this policy, the Insurer will not be liable to pay or contribute more than their rateable proportion of the Claim.
 - d. If the Insured shall make any Claim knowing the same to be false or fraudulent, as regards amount or otherwise, this policy shall become void and the Claim shall be forfeited.
 - e. The Insurer will be entitled to all rights and defences it may have in respect of a Claim notified by any Insured against any successor to that Insured.
 - f. Where the Insurer and the Insured cannot agree to the amount to be paid under this policy the matter shall be referred to an arbitrator to be appointed by the parties (or in default of agreement, in accordance with the law in force at the time). The making of an award by the arbitrator shall be a condition precedent to any right of action against the Insurer. The Insured will afford to the Insurer every reasonable assistance in this respect.
 - g. If the Insurer agrees or is obliged to make any payment to or on behalf of an Insured because of the risk insured by this policy the Insurer will immediately be subrogated to any rights which the Insured may have in relation to that risk.

THE FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)

We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This will depend on the type of business and the circumstances of the Claim.

Further information about the compensation scheme arrangements is available from the FSCS who can be contacted at Financial Services Compensation Scheme, 10th Floor, Beaufort House, 15 St Botolph Street, EC3A 7QU. The FSCS website may be viewed at www.fscs.org.uk.

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Important Consumer Protection Information

This search has been produced by Onesearch Direct (Address: Skypark SP1, 8 Elliot Place, Glasgow G3 8EP Telephone: 0800 052 0117 Fax: 0141 572 2033 or E-mail: cs@onesearchdirect.co.uk) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House,
43-55 Milford Street,
Salisbury,
Wiltshire
SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE