



AUCTION PACK
For
28 Ascot Parade
BRADFORD
West Yorkshire
BD7 4NJ

Introduction to this pre-sale information pack

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

28 Ascot Parade, BRADFORD, West Yorkshire, BD7 4NJ.

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

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

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

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

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

The electronic official copy of the register follows this message.

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



Official copy of register of title

Title number WYK277610

Edition date 01.10.2007

- This official copy shows the entries on the register of title on 11 MAR 2022 at 11:14:20.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 Mar 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title. 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 (24.01.1983) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 28 Ascot Parade, Great Horton (BD7 4NJ).

NOTE: As to the part tinted blue on the filed plan only the ground floor flat and entrance hall are included in the title.

- 2 (24.01.1983) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 29 October 1982
Term : 120 years from 1 January 1982
Rent : £20 subject to review and additional rents
Parties : (1) Barratt Bradford Limited
(2) Gillian Margaret Page

- 3 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 The landlord's title is registered.

- 5 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.

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

B: Proprietorship Register continued

- 1 (11.04.2007) PROPRIETOR: ANTHONY LUMB of Broadway House, 182 Wakefield Road, Drighlington, Bradford, West Yorkshire BD11 1EA.
- 2 (24.01.1983) RESTRICTION:- Except under an order of the Register no Transfer of Assent of the land in this title is to be registered unless a certificate is given by the Solicitor or Secretary of O M Limited of P.O. Box No. 63 Luton LU2 7XJ that notice of such Transfer or Assent has been given to the said O M Limited.
- 3 (11.04.2007) The price stated to have been paid on 22 March 2007 was £49,500.
- 4 (11.04.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 22 March 2007 in favour of Bank of Scotland PLC referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the freehold estate in the land in this title and other land dated 1 April 1981 made between (1) City of Bradford Metropolitan Council (Vendor) and (2) Barratt Developments (Bradford) Limited (Purchaser) contains the following covenants:-

2. THE Purchaser hereby covenants with the Vendor:-

.....
..

(b) not to erect on the said land any buildings other than private dwellinghouses with such outbuildings as are ancillary thereto nor use any building so erected for any purpose than private dwellinghouses

(c) Not to construct vehicular access to and egress crossings to and from the said property other than in such positions and in such manner as shall first be approved in writing by the Vendor (such approval not to be unreasonably withheld or delayed)
- 2 (11.04.2007) REGISTERED CHARGE dated 22 March 2007.
- 3 (01.10.2007) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Birmingham Midshires Division, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

End of register

These are the notes referred to on the following official copy

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

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

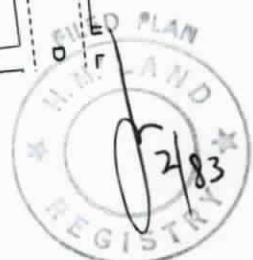
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 11 March 2022 shows the state of this title plan on 11 March 2022 at 11:14:20. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Nottingham Office .

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H.M. LAND REGISTRY		TITLE NUMBER	
		WYK 277610	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	WEST YORKSHIRE		SE 1330
		SECTION	C
Scale: 1/1250		BRADFORD DISTRICT	© Crown copyright 1982

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



These are the notes referred to on the following official copy

Title Number WYK277610

The electronic official copy of the document follows this message.

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

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

H.M. LAND REGISTRY

Land Registration Acts 1925 to 1971

COUNTY and DISTRICT: West Yorkshire Bradford
TITLE NUMBER: WYK 228448
PROPERTY Plot No 54 Ascot Parade, Great Horton

THIS LEASE is made the 29th day of October 1982

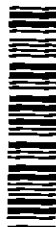
BETWEEN BARRATT BRADFORD LIMITED whose Registered Office is
situate at Idle Bradford West Yorkshire (hereinafter called
"the Lessor") of the one part and GILLIAN MARGARET PAGE
of 13 Marsden Avenue Beeston
Leeds West Yorkshire

(hereinafter called "the Lessee") of the other part

WHEREAS:

(1) In this Lease unless the context otherwise requires:

- (a) "the block" means the building together with all
garden ground footpaths drying areas open spaces
parking spaces and vehicular accessways as are
necessary for the property enjoyment by individual
lessees in the building of their Studio Solo flats
all as described (including by reference to plan) in
the Seventh Schedule hereto
- (b) "the building" means the building in which the Studio
Solo flats are situate but excludes all garden ground
footpaths drying areas open spaces parking spaces and
vehicular accessways adjacent thereto
- (c) "Studio Solo flats" means the flats forming part of
the building and "Studio Solo flat" has a
corresponding meaning
- (d) "the parking space" means the parking space forming
part of the block
- (e) "the common part" means that part of the block



WYK277610



SEQ219

Photo
Copy

(including the building) not included either in the Studio Solo flat and parking space(s) or portions of accessways to parking space(s) but which are included in the demised premises as hereinafter defined

- (f) "the demised premises" means the property hereby demised as described in the Seventh Schedule hereto
- (g) "the reserved rent" includes as well as the rent initially reserved hereunder such additional rent as is reserved under clauses 1(e)(1), 1(f) and 1(g) hereof (where applicable)
- (h) "the first value of the block" means the total of the open market value selling prices achieved by the Lessor of all the Studio Solo flats in the block AND the certificate of the Lessor's Solicitor as to the amount of such selling prices shall be accepted as conclusive unless manifestly incorrect
- (i) "the review value of the block" means the total of the open market value selling prices of all the Studio Solo flats in the block which the Chartered Surveyor referred to in clause 1(e) hereof considers on each review would be achieved on a vacant possession sale without incumbrances AND such Chartered Surveyor is to assume that each such Studio Solo flat is being sold individually and that its sale is in no way inhibited by the sales of any other Studio Solo flat in the block
- (j) "the Insured Risks" means and includes fire lightning explosion earthquake storm or flood water damage riot civil commotion vandalism theft subsidence and/or heave and landslip together with such other risks (if any) as the Lessor may from time to time think fit
- (k) "the Notice Value" means the consideration set out in

the document then being registered. Save that where the consideration is nominal or the document put up for registration has no reference to consideration the expression "the Notice Value" means the last full consideration for value relating to the Studio Solo flat

- (1) "the Lessor" includes the successors in title of the Lessor and any person firm or corporation to whom the Lessor may grant a concurrent Lease of the block for any part of the term hereby created
- (m) "the Lessee" includes the executors administrators and assigns of the Lessee and where two or more persons are expressed to be Lessees covenants entered into by them shall be deemed to be entered into jointly and severally
- (n) "the specified period" means the period beginning with the First day of January One thousand nine hundred and eighty two and enduring for eighty years and the said period shall be the perpetuity period applicable to this Deed
- (2) The title of the Lessor is set out in the Seventh Schedule hereto.
- (3) The Lessor has agreed with the Lessee to a grant to the Lessee of a Lease of the demised premises for the consideration at the rent and on the terms and conditions hereinafter appearing

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of the sum specified in the Seventh Schedule hereto paid by the Lessee to the Lessor (the receipt whereof the Lessor hereby acknowledges) and of the rents and covenants hereinafter reserved and contained and on the part of the Lessee to be paid

and observed and performed the Lessor HEREBY DEMISES unto the Lessee ALL THOSE the demised premises

- (a) TOGETHER WITH the rights set out in the First Schedule hereto BUT RESERVING to the Lessor the right to grant similar rights over and affecting the demised premises to other Lessees of Studio Solo flats in the block
- (b) SUBJECT to the rights set out in the Second Schedule hereto
- (c) TO HOLD the same UNTO the Lessee from the date specified in the Seventh Schedule hereto for the term of 120 years
- (d) YIELDING AND PAYING THEREFOR during the said term the yearly rent for the first 21 years thereof of £20 by equal half yearly payments in advance on the 31st day of December and the 30th day of June in each year the first of such payments being a proportionate payment to be made on the execution hereof
- (e)
 - (i) such rent to be subject to review on each 21st anniversary of the grant hereof and shall then be increased to such sum as is the same percentage of the review value of the block as the rent reserved under the preceding sub-clause is of the first value of the block BUT so that such reviewed rent shall never equal such a sum as would in appropriate circumstances create an inhibition on the premium capable of being charged on an assignment of the demised premises in the same manner as set out in Section 127 and Schedule 18 Part II of the Rent Act 1977 as amended by Section 78 of the Housing Act 1980 or any amending or similar legislation
 - (ii) the amount of the rent shall be determined by a Chartered Surveyor acting as an expert and not as

an arbitrator who shall be appointed by the President for the time being of the Royal Institution of Chartered Surveyors or (if he fails to appoint one within three months of being requested to do so) by the President for the time being of the Law Society on the application by the Lessor made at any time after the expiration of the twentieth, forty first, sixty second, eighty third or hundred and fourth year of the said term (as the case may be)

(iii) the surveyor may be requested to determine all or any of the rents of the Studio Solo flats comprised in the building together

(iv) the Lessor shall pay the fees of the surveyor appointed under this clause

(f) AND ALSO paying on demand by way of further or additional rent from time to time a sum or sums of money equal to one eighth equal part of the amount which the Lessor may from time to time expend in effecting or maintaining the insurance of the block against loss or damage by the Insured Risks in accordance with the provisions of the Sixth Schedule hereto

(g) AND ALSO paying by way of further or additional rent from time to time a sum or sums of money equal to one eighth equal part of the costs expenses and outgoings incurred by the Lessor or its successors in title in providing electric lighting to the hall and stairway of the building or in providing any other facility for common benefit

2. THE Lessee hereby covenants with the Lessor and with the Lessees of other Studio Solo flats comprised in the block that the Lessee and the persons deriving title under him will at all times hereafter observe the restrictions set forth in the Third

Schedule hereto

3. THE Lessee hereby covenants with the Lessor that the Lessee will observe and perform the obligations on the part of the Lessee set out in the Fourth Schedule hereto

4. THE Lessee hereby covenants with the Lessor and with the Lessees of other Studio Solo flats comprised in the block that the Lessee will observe and perform the obligations on the part of the Lessee set out in the Fifth Schedule hereto

5. THE Lessor hereby covenants with the Lessee that it will observe and perform the obligations on its part set out in the Sixth Schedule hereto

6. THE Lessee paying the reserved rent and performing and observing the covenants on the part of the Lessee herein contained shall peaceably hold and enjoy the demised premises for the term hereby created without any interruption by the Lessor or any person lawfully claiming under or in trust for it

7. IF the rent hereby reserved or any part thereof is unpaid 21 days after becoming payable (whether formally demanded or not) or if any of the covenants on the part of the Lessee herein contained are not observed and performed then and in any such case it shall be lawful for the Lessor or any person or persons authorised by it in that behalf at any time thereafter to re-enter the demised premises or any part thereof in the name of the whole and thereupon the term hereby created shall absolutely determine but without prejudice to any right or remedy of the Lessor in respect of any breach of the covenants on the part of the Lessee hereinbefore contained

Notwithstanding the generality of the foregoing the Lessor shall not exercise the right of re-entry above referred to unless twenty eight days notice in writing of the Lessor's

intention so to do is first given to any mortgagee whose interest in the demised premises (which interest shall be subsisting at the date of the Lessor's said notice) has been notified to the Lessor and the unpaid rent or other breach of covenant which shall be specified in the Lessor's said notice shall not be paid or remedied on expiry of the said notice

8. THE Lessor and the Lessee hereby apply to the Registrar for the entry on the Register of the following restrictions on the title to the property:

"Except under an order of the Registrar no Transfer or Assent of the demised premises is to be registered unless a certificate is given by the Solicitor or Secretary of O.M. Limited of P.O. Box No 63 Luton LU2 7XJ that notice of such Transfer or Assent has been given to the said O.M. Limited"

9. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration (other than rent) exceeds £25,000.00

THE FIRST SCHEDULE

RIGHTS INCLUDED IN THE DEMISE

1. The right in common with the Lessor the owners and occupiers of all other Studio Solo flats in the building and all others having the like right to use for the purpose only of access to and egress from the demised premises all such parts of the other common parts in the block as afford access thereto and further at all times and for all usual and reasonable purposes to go and return with or without motor and other vehicles from and to the said block over and along all roads and footways now constructed or within the specified period to be constructed on the land in respect of which the Lessor is or

was the registered proprietor under the Title above referred to (hereinafter called "the Estate") and intended to be declared by the appropriate Local Authority as repairable at the public expense Provided Always that such right is restricted to pedestrian rights only over such parts of the said roads and footways as are not intended for vehicular use

2. The right of passage for running of gas electricity water and soil from and to the demised premises through the sewers drains pipes wires ducts or conduits forming part of the block and also now laid or within the specified period to be laid in or under any other land included in the Estate

3. All rights of support and protection and other easements and all quasi-easements rights and benefits of a similar nature now enjoyed or intended to be enjoyed by the demised premises

4. Such rights of access to and entry upon the other common parts in the block and the other Studio Solo flats as are necessary for the proper performance of the Lessee's obligations hereunder

5. The right for the Lessee in common with the Lessees of other Studio Solo flats to place refuse from the demised premises in the receptacles in the dustbin enclosure shown on the plan annexed to the Seventh Schedule hereto together with all necessary rights of way over the other common parts in the block for this purpose

6. The benefit of any covenants entered into by the Lessor with the Lessees of other Studio Solo flats (each with the other) so far as such covenants are intended to benefit the demised premises or the Lessee

7. The right for the Lessee in common with the Lessees of other Studio Solo flats in the block to allow a visitor to the demised premises to park a car for a temporary period of time only in the area marked "Visitor Parking" on the said plan

THE SECOND SCHEDULE

RIGHTS TO WHICH DEMISE IS SUBJECT

1. All rights of support and protection and other easements and quasi-easements rights and benefits of a similar nature now enjoyed or intended to be enjoyed by any other part of the block over the demised premises
2. Such rights of access to and entry upon the demised premises by the Lessor and the Lessees of the other Studio Solo flats as are necessary for the proper performance of their obligations hereunder or under covenants relating to other Studio Solo flats and similar to those herein contained
3. The burden of any covenants entered into by the Lessor with the Lessees of other Studio Solo flats so far as such covenants are intended to bind the demised premises or the Lessee

THE THIRD SCHEDULE

LESSEE'S COVENANTS TO OBSERVE RESTRICTIONS

1. Not to use the demised premises nor permit the same to be used for any purpose whatsoever other than as a private dwellinghouse in the occupation of one family only or for any purpose from which a nuisance can arise to the other occupiers of the block or the neighbourhood or for any illegal or immoral purpose
2. Not do or permit to be done any act or thing which may render void or voidable any policy of insurance of any Studio Solo flat in or being part of the block or may cause an increased premium to be payable in respect thereof
3. Not to throw dirt rubbish rags or other refuse or permit the same to be thrown into sinks basins lavatories cisterns or waste or soil pipes in the Studio Solo flat but to place refuse in the dustbins in the area more particularly referred to in the First and Seventh Schedules hereto

4. No piano record player radio loud-speaker or other electric electronic mechanical musical or other instrument of any kind shall be played or used nor shall any singing be practised in the demised premises so as to cause annoyance to the other occupiers of other Studio Solo flats comprised in the block or so as to be audible outside the demised premises between the hours of 11 p.m. and 9 a.m.

5. No name writing drawing signboard plate or placard of any kind shall be put on or in any window on the exterior of the demised premises or so as to be visible from outside the demised premises (except that a notice advertising the demised premises for sale or for any sub-letting permitted hereunder is allowed) and no clothes or other articles shall be hung or exposed outside the demised premises except in areas specifically reserved for the purpose

6. No bird dog or other animal which may cause annoyance to any Lessee of any other Studio Solo flat comprised in the block shall be kept in the demised premises and no dog cat or other animal shall be kept in the demised premises without the written consent of the Lessor which consent may be revoked at the discretion of the Lessor

THE FOURTH SCHEDULE

COVENANTS BY THE LESSEE WITH LESSORS

1. The Lessee shall pay the reserved rent on the days and in the manner above mentioned

2. The Lessee shall pay all existing and future rates taxes assessments and outgoings whether Parliamentary Local or otherwise now or hereafter imposed or charged on the demised premises or any part thereof or upon the Lessor

3. The Lessee shall not make any structural alteration or structural additions to the demised premises nor erect any new buildings thereon or remove any of the Landlord's fixtures and

fittings without the previous consent in writing of the Lessor

4. The Lessee will pay all costs charges and expenses (including Solicitors' costs and Surveyors' fees) incurred by the Lessor for the purpose of and incidental to the preparation and service of a notice under Section 146 of the Law of Property Act 1925 notwithstanding forfeiture may be avoided otherwise than by relief granted by the Court

5. Forthwith after service upon the Lessee of any notice affecting the demised premises served by any person body or authority (other than the Lessor) the Lessee shall deliver a true copy thereof to the Lessor and if so required by the Lessor will join the Lessor in making such representation to any such person body or authority concerning any proposals affecting the demised premises as the Lessor may consider desirable and to join with the Lessor in any such appeal against any order or direction affecting the demised premises as the Lessor may consider desirable

6. (i) The Lessee shall not sub-let the whole or any part of the demised premises save that an underletting of the whole of the demised premises (with the prior consent of the Lessor and any mortgagee of the demised premises) is permitted in the case of a term certain not exceeding three years let at a rack rent

(ii) the Lessee shall not assign part only of the demised premises

(iii) the Lessee shall not assign the whole of the demised premises without giving prior written notice of his intention so to do to the Lessor and on receipt of such notice the Lessor shall acknowledge in writing receipt of such notice and such acknowledgment shall be in sufficient terms so

as to comply with the provisions of clause 8
hereof

7. The Lessee shall within twenty eight days of the date of every assignment grant of Probate or Administration Assent Transfer Mortgage Charge Discharge Order of Court or other event or document relating to the term (except a mortgage effected simultaneously with the grant of this Lease) give notice thereof in writing to the Lessor and pay to it a fee for registration calculated at the rate of 0.1 per centum of the Notice Value of the demised premises and in the case of a document produce a certified copy of it to the Lessor for registration with notice

8. Once every three years to redecorate with good quality materials the interior of the Studio Solo flat contained in the demised premises

THE FIFTH SCHEDULE

LESSEE'S COVENANTS FOR THE BENEFIT OF THE

LESSORS AND OTHER LESSEES

1. The Lessee will maintain and repair in good and tenantable condition the demised premises during the term and yield up the same at the expiration of the term in like condition
2. To permit the Lessor or its agent to enter the demised premises upon prior reasonable notice being given (except in cases of emergency) to view the state of repair and condition thereof and to leave on the demised premises notice in writing to the Lessee of all defects and wants of reparation then and there found which the Lessee is liable to make good under the covenants herein contained and if the Lessee does not proceed diligently within three months of any such notice to execute and complete such outstanding works to permit the Lessor to execute such repairs the cost of so doing to be payable by the Lessee on demand and if not so paid to be recoverable as if the

same were rent in arrear

3. At the expiration of each three years of the term hereby granted and in the final year thereof to redecorate with good quality materials of a colour designated by the Lessor such parts of the interior of the common parts of the building as are included in the demised premises

4. At the expiration of each five years of the term hereby granted and in the final year thereof to paint with two coats of good quality paint of a colour to be designated by the Lessor the exterior parts of the common parts which form part of the demised premises

5. To maintain in efficient working order a sufficient electric light of not less than 60 watts in the passage outside the Studio Solo flat included in the demised premises in a position designated by the Lessor for the benefit of persons using the block and keep the same at all times on electricity supply

6. To keep and maintain such parts of the common parts as are within the demised premises whether inside the building or in the grounds surrounding the same in good order and condition

7. Where the demised premises include part of the garden in the block then the Lessee shall maintain the same in good order and condition and properly tended and shall not erect any fences thereon or other structures without the consent in writing of the Lessor

THE SIXTH SCHEDULE

COVENANTS BY THE LESSOR WITH THE LESSEE

1. The Lessor shall insure and keep insured the block in the joint names of all persons having any interest therein against loss or damage by the Insured Risks in Sun Alliance and London Insurance Limited or some other insurance office of repute in the sum equivalent to the amount at least of the full re-

instatement value from time to time of the block (including an adequate amount in respect of professional fees) and shall also take out and keep on foot in the said names a policy of insurance in an insurance office of repute covering liability for injury to persons in the block and shall make all payments necessary for those purposes within seven days after the same become payable and shall produce to the Lessee on reasonable demand the policy or policies of such insurance and the receipt for the last premium for the same PROVIDED THAT instead of effecting the said insurance in the joint names of the said persons the Lessor may ensure that the interests of the said persons are noted on the relevant policies of insurance

2. In the event of the block or part thereof being damaged or destroyed by fire or other Insured Risk the Lessor shall as soon as reasonably practicable lay out the insurance monies received in the repair rebuilding or re-instatement of the block

3. (i) The Lessor will require every person to whom it shall hereafter Lease any part of the premises comprised in the block to covenant to observe the restrictions set forth in the Third Schedule hereto and to covenant in the terms of the Fifth Schedule hereto and that whilst any of the Studio Solo flats comprised in the building shall not for the time being be let under a Lease in the same terms as this Lease (*mutatis mutandis*) the Lessor shall be liable to make such payments and observe and perform such obligations as the Lessee would be liable to make observe and perform if such Studio Solo flat were so let

(ii) That (if so required by the Lessee) it will enforce the covenants on the part of the Lessee of any other

Studio Solo flat comprised in the building on the Lessee indemnifying the Lessor against all costs and expenses in respect of such enforcement and providing such security in respect of costs and expenses as the Lessor may reasonable require

4. If the title of the Lessor in leasehold then the Lessor shall pay the rent reserved by the head-lease and shall perform and observe all the covenants on its part therein contained

THE SEVENTH SCHEDULE

THE TITLE OF THE LESSOR AND THE LESSEE

1. "The Estate" is the Lessor's land at Ascot Parade Great Horton Bradford aforesaid the title to which is registered with absolute title at H.M. Land Registry under Title Number WYK 228448
2. "The Block" is the piece of land on the Estate shown edged blue on the plan together with all buildings thereon
3. The date of the commencement of the term hereby granted is the First day of January 1982
4. The price is £146 00.00
5. "The Demised Premises"

Studio Solo Flat (LOWER FLAT)

- (a) The Studio Solo flat is the flat numbered 28 on the ground floor of the building (hereinafter called "the Building") within the Block comprising the Studio Solo flats in the position shown coloured red on the plan and includes the interior walls thereof up to the level hereinafter referred to in the definition of "common parts" the plaster on the ceiling and on the inside of the external walls ("external walls" in this context and hereafter being deemed to include the whole of the external walls of the Studio Solo flat and the wall separating it from the ground floor entrance hall [but

excluding the plaster on the interior thereof] thereof) up to the ceiling and the glass in the windows therein Together with the garden land shown coloured green on the plan the part edged red on the plan of the bin area and the structure protecting the same

Parking Space

- (b) The parking space is that part of the block which is shown (within the land) edged red and in part coloured brown and in remaining part uncoloured and numbered

Common Parts

LOWER
FLAT

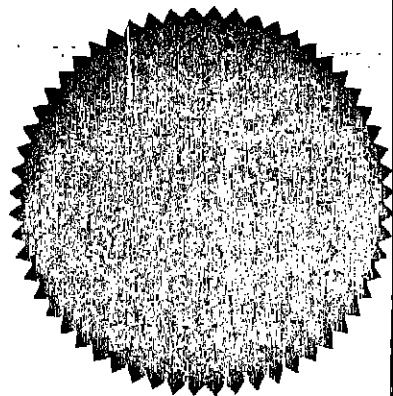
- (c) The common parts are those parts of the block which comprise one half part in depth of the structure between the ceilings of the Studio Solo flat and the floors of the flat above it and (in all cases up to the same level) (i) one half part in width of the wall between the Studio Solo flat and the adjoining Lower flat (ii) the external walls of the Studio Solo flat and the doors and windows therein

(iii) the part edged red of the entrance hall which is uncoloured on the plan including the plaster on the walls thereof (but excluding [where the same is situate in the common parts hereby demised] the staircase leading to the first floor of the Building) and (iv) the whole of the wall (including the plaster on the interior thereof) separating such last mentioned part from the exterior of the Building and the window (including glass) therein and such part of the door (including glass) therein as is co-extensive therewith TOGETHER with (i) the land and structure of the Building below the Studio Solo flat and the common parts hereinbefore described including the foundations supporting the internal and external walls thereof and (ii) those parts (if any) of the paths shown coloured yellow on the plan as are within the red edging thereon

THE COMMON SEAL of Barratt
Bradford Limited was hereunto
affixed in the presence of:-

Alma Curran
Director
Joseph Smith
Secretary

SIGNED SEALED AND DELIVERED
by the said GILLIAN MARGARET PAGE
in the presence of:-



Kina Owens

DIRECTOR

GROUND FLOOR FLATS EDGED RED.

FIRST FLOOR FLATS SHADED PINK.

Claremont Smith

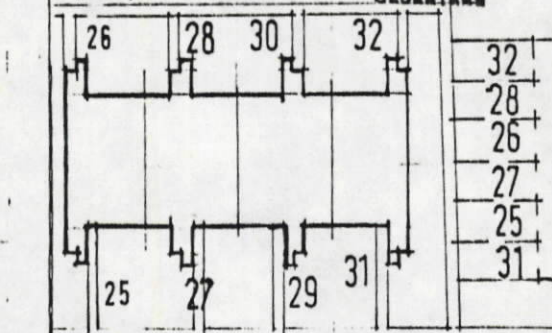
SECRETARY

SLAL

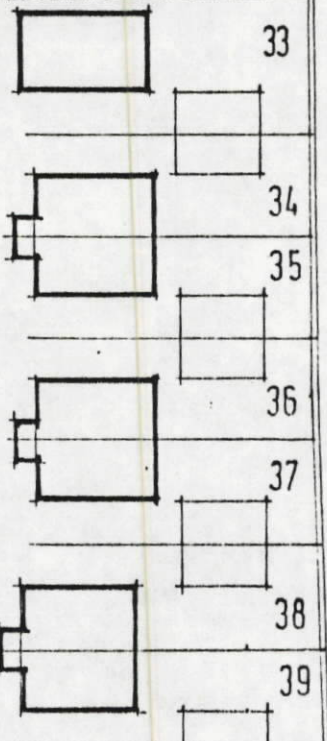
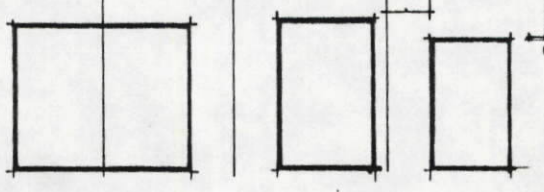


visitor parking

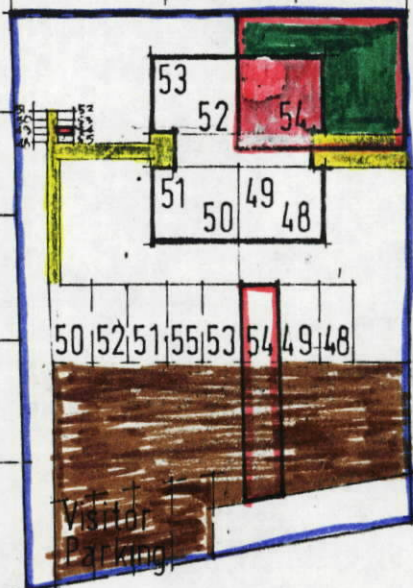
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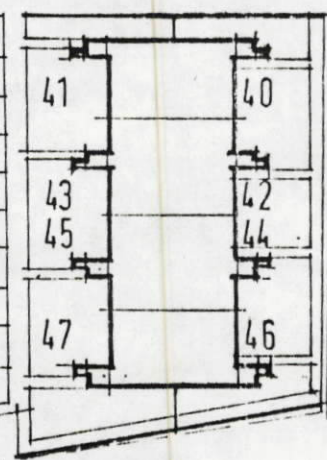
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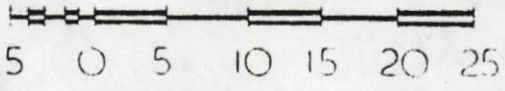


LOTS 48, 50, 52, 54 GROUND FLOOR
49, 51, 53, 55 FIRST FLOOR.

Hubert

G.W. Paine

Scale 1 500



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 WYK299293

Edition date 01.11.2019

- This official copy shows the entries on the register of title on 11 MAR 2022 at 11:40:44.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 Mar 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title. 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 (04.11.1983) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Plots 48 to 55 Ascot Parade, Bradford (BD7 4NJ).
- 2 (04.11.1983) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 27 April 1983
Term : 120 years (less one day) from 1 January 1982
Rent : £1
Parties : (1) Barratt Bradford Limited
(2) O.M. Limited
- 3 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 The landlord's title is registered.
- 5 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.

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 (15.02.2008) PROPRIETOR: PROXIMA GR PROPERTIES LIMITED (Co. Regn. No. 03829939) of Berkeley House, 304 Regents Park Road, London N3 2JX and

B: Proprietorship Register continued

of enquiries@e-m.uk.com.

- 2 (15.02.2008) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (15.02.2008) The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the leases referred to in the Schedule of Notices of Leases and of indemnity in respect thereof.
- 4 (05.11.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 9 October 2015 in favour of Rothesay Life PLC referred to in the Charges Register.
- 5 (28.12.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 12 December 2017 in favour of Rothesay Life Plc referred to in the Charges Register.
- 6 (05.12.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 17 September 2018 in favour of Rothesay Life Plc referred to in the Charges Register.

C: Charges Register

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

- 1 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.
- 2 A Conveyance of the freehold estate in the land in this title and other land dated 1 April 1981 made between (1) City of Bradford Metropolitan Council (Vendor) and (2) Barratt Developments (Bradford) Limited (Purchaser) contains the following covenants:-

2. THE Purchaser hereby covenants with the Vendor:-

.....
..

(b) Not to erect on the said land any buildings other than private dwellinghouses with such outbuildings as are ancillary thereto nor use any building so erected for any purpose than private dwellinghouses

(c) Not to construct vehicular access to and egress crossings to and from the said property other than in such positions and in such manner as shall first be approved in writing by the Vendor (such approval not to be unreasonably withheld or delayed)
- 3 (05.11.2015) REGISTERED CHARGE contained in a Debenture dated 9 October 2015 affecting also other titles.

NOTE: Charge reference 109652.
- 4 (05.11.2015) Proprietor: ROTHESAY LIFE PLC (Co. Regn. No. 6127279) of The Post Building, 100 Museum Street, London WC1A 1PB.
- 5 (05.11.2015) The proprietor of the Charge dated 9 October 2015 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 6 (28.12.2017) REGISTERED CHARGE contained in a Debenture dated 12 December 2017 affecting also other titles.

NOTE: Charge reference AGL118906.

C: Charges Register continued

- 7 (28.12.2017) Proprietor: ROTHESAY LIFE PLC (Co. Regn. No. 6127279) of The Post Building, 100 Museum Street, London WC1A 1PB.
- 8 (28.12.2017) The proprietor of the Charge dated 12 December 2017 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 9 (05.12.2018) REGISTERED CHARGE contained in a Debenture dated 17 September 2018 affecting also other titles.
- NOTE: Charge reference 144493.
- 10 (05.12.2018) Proprietor: ROTHESAY LIFE PLC (Co. Regn. No. 6127279) of The Post Building, 100 Museum Street, London WC1A 1PB.
- 11 (05.12.2018) The proprietor of the Charge dated 17 September 2018 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	04.11.1983 1 (part of), 4, 5	Plot 49 Ascot Parade (First Floor Flat), Parking space to Plot 49, Bin Area to Plot 49	26.03.1982 120 years from 1.1.1982	WYK262186
2	04.11.1983 16 (part of), 20, 21	Plot 55 Ascot Parade (First Floor Flat), Parking space to Plot 55, Bin Area to Plot 55	25.06.1982 120 years from 1.1.1982	WYK262831
3	04.11.1983 6 (part of), 9, 10	Plot 51 Ascot Parade (First Floor Flat), Parking space to Plot 51, Bin Area to Plot 51	23.07.1982 120 years from 1.1.1982	WYK276585
4	04.11.1983 1 (part of), 2, 3	Plot 48 Ascot Parade (Ground Floor Flat), Garden Ground and parking space to Plot 48, Bin Area to Plot 48	27.08.1982 120 years from 1.1.1982	WYK272160
5	04.11.1983 11 (part of), 14, 15	Plot 53 Ascot Parade (First Floor Flat), Parking space to Plot 53, Bin Area to Plot 53	29.10.1982 120 years from 1.1.1982	WYK277328
6	04.11.1983 16 (part of), 17, 18, 19	Plot 54 Ascot Parade (Ground Floor Flat), Parking space to Plot 54, Garden Ground to Plot 54, Bin Area to Plot 54	29.10.1982 120 years from 1.1.1982	WYK277610
7	04.11.1983 11 (part of), 12, 13	Plot 52 Ascot Parade (Ground Floor Flat), Parking Space to Plot 52, Garden Ground to Plot 52	16.12.1982 120 years from 1.1.1982	WYK284133
8	04.11.1983 6 (part of), 7, 8	Plot 50 Ascot Parade (Ground Floor Flat), Garden Ground and Parking Space to Plot 50, Bin Area to Plot 50	31.12.1982 120 years from 1.1.1982	WYK278508

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

This official copy is issued on 11 March 2022 shows the state of this title plan on 11 March 2022 at 11:40:44. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Nottingham Office .

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H.M. LAND REGISTRY		TITLE NUMBER	
		WYK 299293	
ORDNANCE SURVEY PLAN REFERENCE	SE 1330	SECTION	Scale 1/500
COUNTY	WEST YORKSHIRE	DISTRICT	BRADFORD
			© Crown copyright 1984



These are the notes referred to on the following official copy

Title Number WYK299293

The electronic official copy of the document follows this message.

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

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

Original Stamp
£1.20
✓
✓
13/11

certified true copy of
the original
O. M. Limited

Produced Stamp
REVENUE
PRODUCED
1
2



Legal Dept
Barratt Bradford Ltd
11-12, High Street

DEED WITNESSES

IN consideration of the value and covenants hereinafter

H.M. LAND REGISTRY

and contained and on the part of the Management

LAND REGISTRATION ACTS 1925 to 1971

observed and performed the deed of conveyance

COUNTY AND DISTRICT of the: Block West Yorkshire

TITLE NUMBER from the First day WYK 228448 at thousand

PROPERTY any two for the part of Plots 48 to 55 Gresswell

the last day thereof hereinafter called the estate

to and with the benefit of the Studio Solo and

THIS LEASE is made the 27th day of
APRIL One thousand nine hundred and eighty THREE
BETWEEN BARRATT BRADFORD LIMITED whose Registered Office is

situate at Idle Bradford BD10 8TD (hereinafter called "the Lessor") of
the one part and O. M. LIMITED whose Registered Office is situate at
P.O. Box 63 Luton LU2 7XL (hereinafter called "the Management Company")

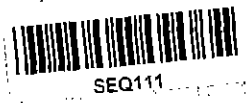
of the other part

WHEREAS :

(1) The Lessor is registered at H.M. Land Registry as proprietor of
Title Absolute of the freehold property comprised in the Title above
referred to consisting of eight Studio Solo Flats known as Plots 48 to
55 inclusive together with parking spaces accessways thereto gardens
and grounds (all of which premises are more particularly delineated on
the plan annexed hereto and thereon edged red and are hereinafter
referred to as "the block")

(2) The Lessors have granted Leases of the Studio Solo Flats
parking spaces and portions of accessways thereto and common parts
comprised in the block each for a term of One hundred and twenty years
from the First day of January One thousand nine hundred and eighty two
(which Leases are referred to in the Title above referred to and are
hereafter called "the Studio Solo Flat Leases")

Copy
photo



NOW THIS DEED WITNESSETH as follows :-

1. IN consideration of the rents and covenants hereinafter reserved and contained and on the part of the Management Company to be paid observed and performed the Lessor hereby demises unto the Management Company ALL THAT the block TO HOLD the same unto the Management Company from the First day of January One thousand nine hundred and eighty two for the term of One hundred and twenty years less the last day thereof (hereinafter called "the concurrent term") subject to and with the benefit of the Studio Solo Flat Leases YIELDING AND PAYING THEREFOR during the concurrent term the yearly rent of One pound to be paid on the Thirty first day of December in every year free of all deductions whatsoever

2. THE Management Company hereby covenants with the Lessor as follows :-

- (i) To pay the rent hereby reserved at the times and in the manner aforesaid
- (ii) To pay or otherwise effectually indemnify the Lessor against all rates taxes assessments charges impositions and outgoings which may at any time during the concurrent term be assessed charged or imposed upon the block or the owner or occupier in respect thereof (including any rent due from the Lessor under the terms of Head Lease)
- (iii) At all times during the concurrent term to perform and fulfil all the obligations of the Lessor under the Studio Solo Flat Leases and to save harmless the Lessor in respect of the same
- (iv) During the concurrent term to enforce performance and (consistently with the provisions of the Leases of the Studio Solo Flats) to perform in relation to the several flats parking spaces and portions of accessways thereto comprised in the block the obligations of the several Lessees for the repair maintenance and decoration thereof respectively under the Studio Solo Flat Leases or (in case the Studio Solo Flat Leases or any of them shall have ceased to be

subsisting) obligations to the like extent and effect.

(ii) Not to assign the whole or the block or underlet or part

(v) To let the Lessor or its agent enter upon the block or any part with possession of the whole or any part of the block

thereof at any reasonable time or notice for the purposes of examining the consent in writing of the Lessor which consent shall be the state of repair and condition thereof and taking an inventory of unreasonably with

the Landlords fixtures and fittings therein

(vi) To pay all costs, charges and expenses (including Solicitors

(vi) Within six months after being called upon by the Lessor by and Surveyors fees thereon with any value added tax and

notice in writing to do so to remedy any breach of any of the covenants (including the term) incurred by the Lessor for the purpose of

by the Management Company hereinbefore contained concerning the repair and maintenance and decoration of the block (including in particular the

obligation imposed on the Management Company under paragraph (iii) of this clause)

(vii) In the event of the failure by the Management Company to perform the covenant contained in the immediately preceding clause to

permit the Lessor with workmen and others to enter upon the block and at the expense of the Management Company to carry out the work which

the Management Company has failed to do or caused to be done and to repay the cost thereof to the Lessor on demand

(viii) Not to use or permit the use of any parking space included with the block otherwise than for garaging of private motor cars and private

motor cycles

(ix) Carefully to retain and preserve at all times and on demand to

produce to the Lessor all notices relating to the devolution of title and grant of assignments given by the Lessees under the Studio Solo

Flat Leases and on the expiration or sooner determination of the concurrent term to deliver the same to the Lessor

(x) Not to make any alterations or additions to the block or any part thereof or cause or permit any damage to be done to the structure

thereof

(xi) (i) Not to assign any part (as distinct from the whole) of the block

in respect of any antecedent breach of

the Management Company

(ii) Not to assign the whole of the block or underlet or part with possession of the whole or any part of the block without the consent in writing of the Lessor which consent shall not be unreasonably withheld)

(xii) To pay all costs charges and expenses (including Solicitors costs and Surveyors fees together with any Value Added or other tax applicable thereon) incurred by the Lessor for the purpose of or incidental to the preparation and service of a Notice under Section 146 of the Law of Property Act 1925 notwithstanding forfeiture may be avoided otherwise than by relief granted by the Court

(xiii) At the expiration of or at the determination of the concurrent lease quietly to yield up the demised premises to the Lessor in such repair and condition as the same should be in consistence with the due performance by the Management Company of the covenants on the part of the Management Company hereinbefore contained

3. THE Lessor hereby covenants with the Management Company that the Lessor will at all times during the concurrent term allow the Management Company (so long as the Management Company shall pay the rent hereby reserved and perform the covenants on the part of the Management Company herein contained) to have quiet enjoyment of the demised premises (subject to the Studio Solo Flat Leases while subsisting) without interruption by the Lessor or any persons claiming under and in trust for it

4. IF the rent hereby reserved or any part thereof shall be in arrears twenty one days after becoming due (whether demanded or not) or if the Management Company shall fail to observe or perform any covenant on its part herein contained in any such event the Lessor may determine this Lease and re-enter upon the demised premises but without prejudice to the rights of the Lessor in respect of any antecedent breach of covenant by the Management Company

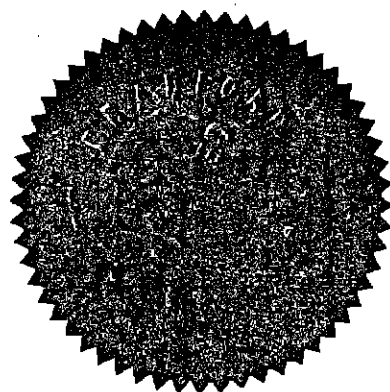
IN WITNESS whereof the parties hereto have hereunto caused their
respective Common Seals to be affixed the day and year first before
written

THE COMMON SEAL of BARRATT BRADFORD)
LIMITED was hereto affixed in the)
presence of :-)

Barth Bradford
Geoffrey Smith

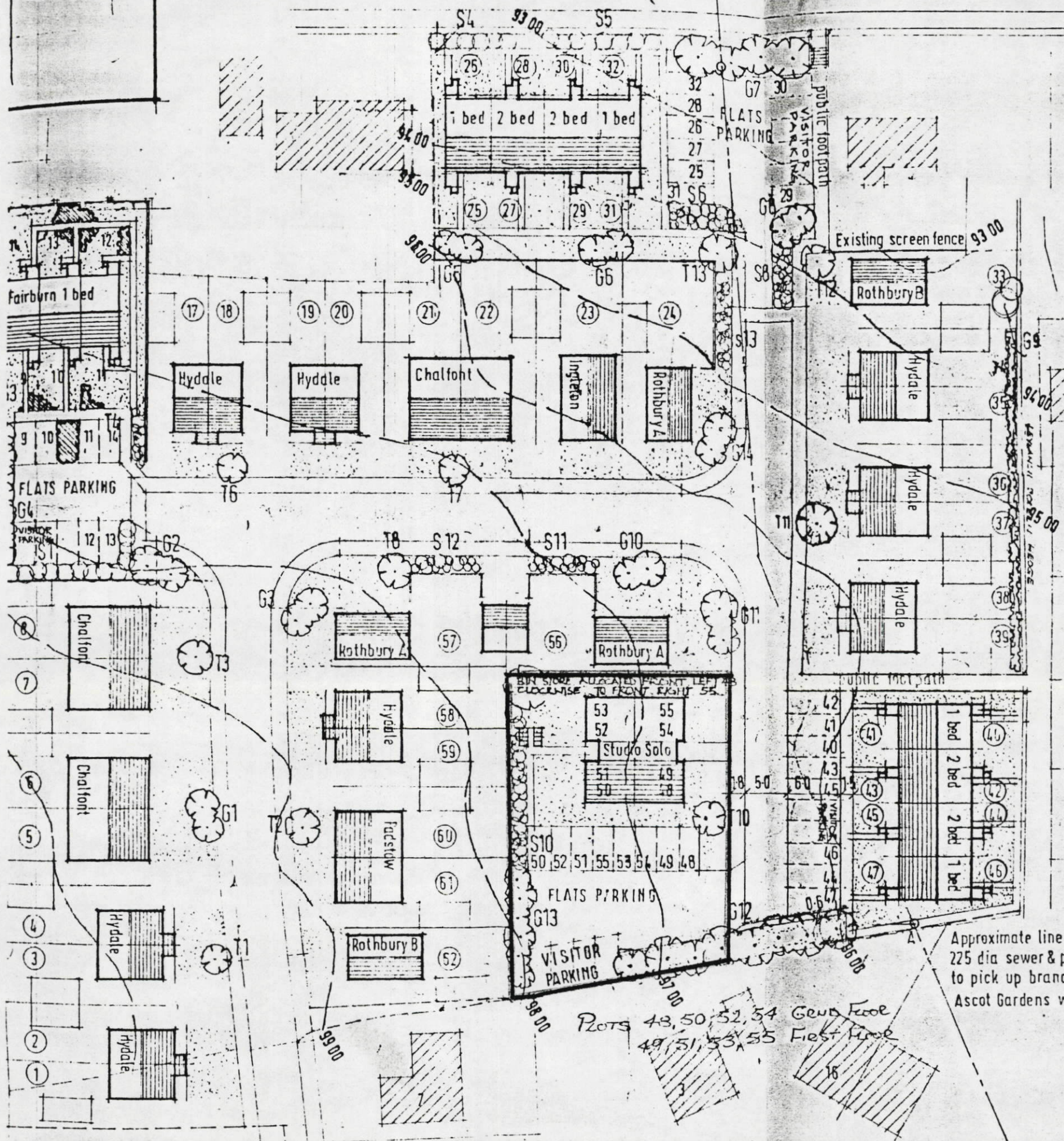
Director

Secretary



George Smith
 DIRECTOR
Geoffrey Smith
 SECRETARY

Old Road



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 WYK228448

Edition date 23.05.2019

- This official copy shows the entries on the register of title on 11 MAR 2022 at 11:41:35.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 Mar 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

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

WEST YORKSHIRE : BRADFORD

- 1 (15.05.1981) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south side of Old Road, Great Horton.
- 2 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.
- 3 A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (01.07.2010) PROPRIETOR: FAIRBAR LIMITED (Co. Regn. No. 05698244) of Berkeley House, 304 Regents Park Road, London N3 2JX and of enquiries@e-m.uk.com.
- 2 (01.07.2010) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 1 April 1981 made between (1) City of Bradford Metropolitan Council (Vendor) and (2) Barratt Developments (Bradford) Limited (Purchaser) contains restrictive covenants.

C: Charges Register continued

NOTE: Original filed.

2 The Conveyance dated 1 April 1981 referred to above contains a right for the City of Bradford Metropolitan Council within 18 years from the date thereof to re-purchaser the property in the circumstances and upon the terms therein mentioned.

3 By a Debenture dated 7 August 1978 in favour of Lloyd's Bank Limited the land is charged in equity as security for the moneys therein mentioned.

NOTE: Copy filed.

4 The land tinted pink on the filed plan is subject to rights of way.

5 The estate roads and footpaths included in this title are subject to rights of way.

6 The land is subject to rights to connect into and use the drains sewers gutters gas and water pipes electric and other cables therein thereunder or thereover.

7 The parts of the land respectively affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights of entry for the purpose of maintaining repairing and renewing the garages erected on the boundaries of the said parts edged and numbered in green.

8 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.

9 (04.11.1983) Lease dated 27 April 1983 of the land edged yellow on the filed plan to O M Limited for 120 years (less one day) from 1 January 1981.

NOTE 1: During the subsistence of this lease the leases of Plot 48 to 55 referred to in the schedule annexed take effect as underleases

NOTE 2: Lessee's title registered under WYK299293.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	29.07.1982 13 (part of) 14 and 15	30 Ascot Parade (First Floor Flat) Parking Space, Bin Area	26.03.1982 120 years from 1.1.1982	WYK262186
2	05.08.1982 22 (part of) 23 and 24	26 Ascot Parade (First Floor Flat) Parking Space, Bin store	25.06.1982 120 years from 1.1.1982	WYK262831
3	22.11.1982 13 (part of) 32 and 33	32 Ascot Parade, (Ground Floor Flat) Parking space, Garden, Dustbin Space.	27.08.1982 120 years from 1.1.1982	WYK272160
4	13.01.1983 34 (part of) 35 and 36	36 Ascot Parade (First Floor Flat, Landing and Staircase leading thereto) Binstore, Parking Space.	23.07.1982 120 years from 1.1.1982	WYK276585
5	20.01.1983 46 (part of) 47 and 48	40 Ascot Parade (First Floor Flat) Parking Space, Binstore.	29.10.1982 120 years from 1.1.1982	WYK277328
6	24.01.1983 22 (part of) 52, 53 and 54	28 Ascot Parade, (Ground Floor Flat) and Entrance Hall, Garden Ground, Parking Space, Binstore.	29.10.1982 120 years from 1.1.1982	WYK277610
7	01.03.1983	34 Ascot Parade (Ground	31.12.1982	WYK278508

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	34 (part of) 57 and 58	Floor Flat) Dustbin place, Garden and Parking Space.	120 years from 1.1.1982	
8	19.04.1983 60, 61 and 62	38 Ascot Parade, (Ground Floor Flat) Garden and Parking space	16.12.1983 120 years from 1.1.1982	WYK284133

End of register

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H.M. LAND REGISTRY		TITLE NUMBER	
		WYK 228448	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	WEST YORKSHIRE		SE 1330
			SECTION C
Scale: 1/1250		© Crown copyright 1982	

WYK 2 28 44 8

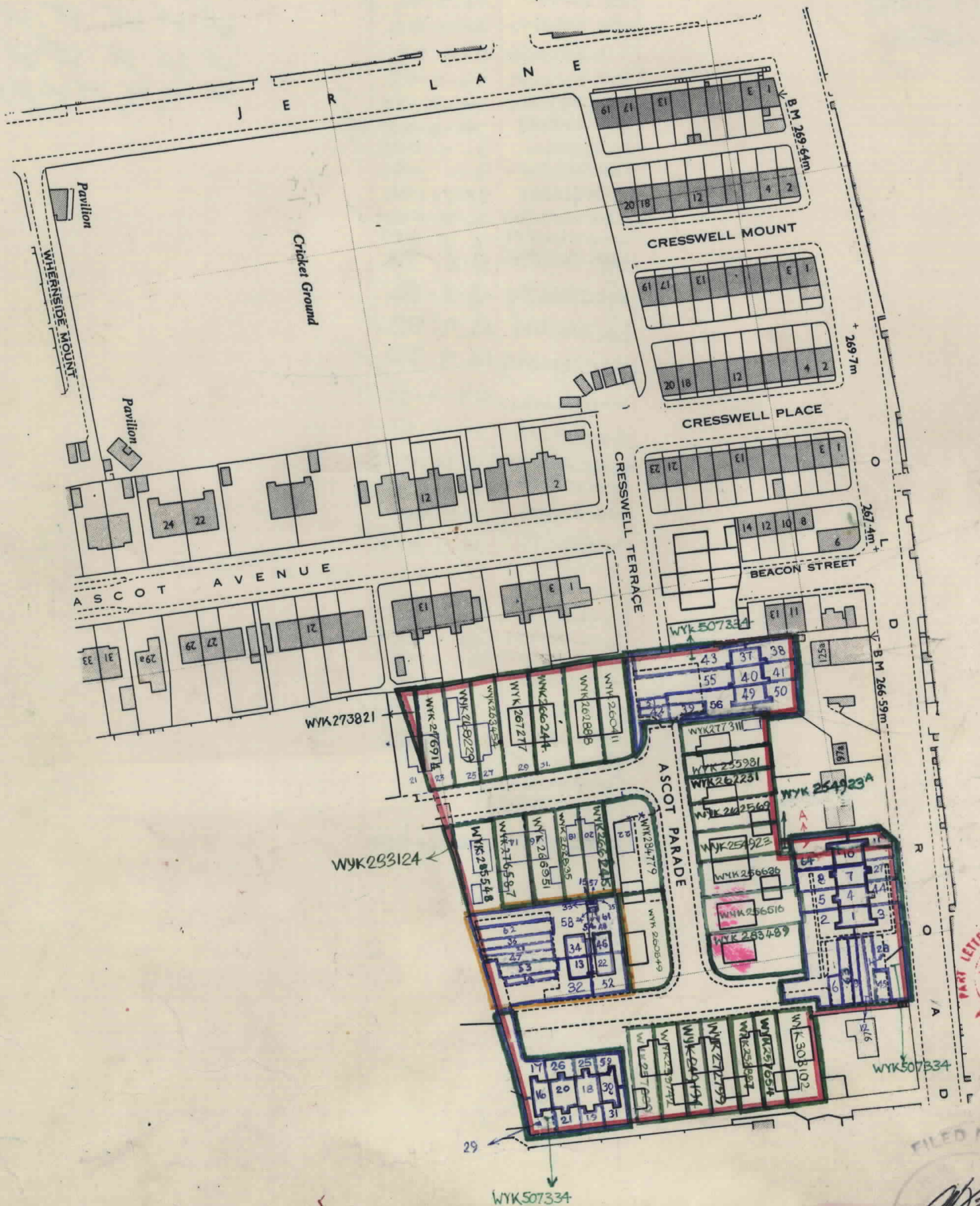
COUNTY
WEST YORKSHIRE

NATIONAL GRID
SE 1330

SECTION
C

BRADFORD DISTRICT

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FILED PLAN

3/82

Energy performance certificate (EPC)

28 Ascot Parade BRADFORD BD7 4NJ	Energy rating E	Valid until: 28 February 2032 Certificate number: 0397-1005-1207-3512-1200
--	---------------------------	---

Property type	Ground-floor flat
Total floor area	23 square metres

Rules on letting this property

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

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

Energy efficiency rating for this property

This property’s current energy rating is E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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

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

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

For properties in England and Wales:

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

Breakdown of property's energy performance

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

Each feature is assessed as one of the following:

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

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

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	No system present: electric heaters assumed	Very poor
Main heating control	None	Very poor
Hot water	Electric instantaneous at point of use	Very poor
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 634 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

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

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

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

An average household produces 6 tonnes of CO₂

This property produces 2.4 tonnes of CO₂

This property's potential production 1.7 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.7 tonnes per year. This will help to protect the environment.

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

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (48) to C (74).

Recommendation	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£92
2. Floor insulation (suspended floor)	£800 - £1,200	£150
3. Low energy lighting	£20	£15
4. High heat retention storage heaters	£400 - £600	£203

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£913
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Potential saving	£461
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

Heating use in this property

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

Estimated energy used to heat this property

Space heating	3605 kWh per year
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Water heating	836 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Cavity wall insulation	473 kWh per year
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You might be able to receive [Renewable Heat Incentive payments](#) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

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

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

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

Assessor contact details

Assessor's name	James Rowland
Telephone	07795443393
Email	info@ypmuk.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO036661
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	1 March 2022
Date of certificate	1 March 2022
Type of assessment	RdSAP
