



AUCTION PACK
For
88 Sandholme Drive
BRADFORD
BD10 8EY

Introduction to this pre-sale information pack

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

88 Sandholme Drive, BRADFORD, BD10 8EY.

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 WYK273523

Edition date 15.05.2008

- This official copy shows the entries on the register of title on 28 JUN 2022 at 12:27:25.
- 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 28 Jun 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 (06.12.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 88 Sandholme Drive, Bradford (BD10 8EY).
- 2 The Transfer dated 27 November 1982 referred to in the Charges Register was made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 2 of the said Act.
- 3 The Transfer dated 27 November 1982 referred to above contains provisions as to light or air and boundary structures.

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 (06.12.1982) PROPRIETOR: MARGARET OLDFIELD of 88 Sandholmes Drive, Thorpe Edge, Bradford, W Yorkshire BD10 8EY.

C: Charges Register

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

- 1 A Transfer of the land in this title dated 27 November 1982 made between (1) City of Bradford Metropolitan Council and (2) Matthew Oldfield and Margaret Oldfield contains restrictive covenants.

NOTE: Original filed.

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.

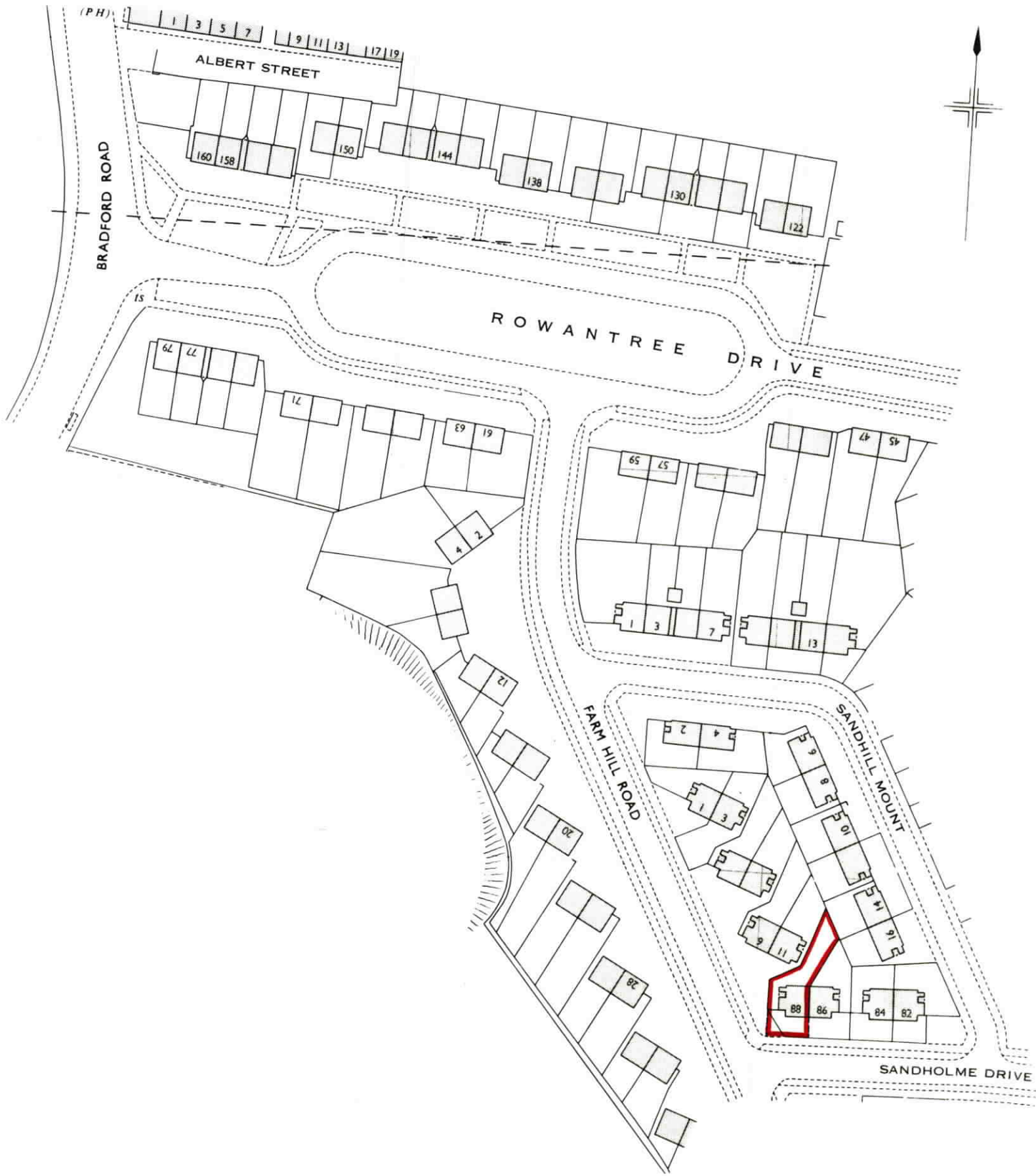
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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 28 June 2022 shows the state of this title plan on 28 June 2022 at 12:27:25. 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 .

© Crown copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

H.M. LAND REGISTRY		TITLE NUMBER	
		WYK 273523	
ORDNANCE SURVEY PLAN REFERENCE	SE 1736	SECTION S	Scale 1/1250
COUNTY WEST YORKSHIRE	DISTRICT BRADFORD	© Crown copyright 1976	



These are the notes referred to on the following official copy

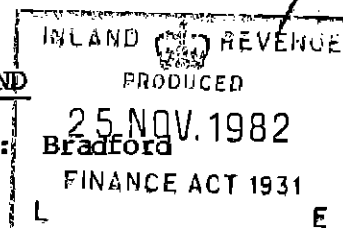
Title Number WYK273523

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
TRANSFER OF FREEHOLD LAND



County: West Yorkshire

District: Bradford

Title Number:-

(To be inserted by Land Registry)

Date *27th November 1982*

1. IN consideration of the purchase price specified in the Schedule CITY OF BRADFORD METROPOLITAN COUNCIL (hereinafter called "the Council") as beneficial owners hereby transfer to the person named in the said Schedule (hereinafter called "the Transferee") the land shown edged with a red line on the plan attached hereto and having the postal address shown in the said Schedule (hereinafter called "the property") TOGETHER WITH

- (a) The right of free passage and running of water soil gas and electricity (in common with the Council and all other persons entitled thereto) by and through the drains pipes sewers spouts and cables which now serve the property and which are laid in or under the neighbouring land now or formerly belonging to the Council together with the right (in common with the Council and all other persons entitled to a like right) to enter on the said neighbouring land for the purpose of repairing cleansing and maintaining the said drains pipes sewers spouts and cables subject to the Transferee making good all damage caused by such entry and subject also to the Transferee paying a reasonable proportion of the expense of repairing and maintaining the said drains pipes sewers spouts and cables
- (b) The right to enter upon the adjoining land of the Council with or without workmen at all reasonable times for the purpose only of maintaining repairing or rebuilding any wall or fence or the structure of any building which abuts on to the boundary of the property making good all damage occasioned thereby

but EXCEPT AND RESERVING to the Council (and to all other persons entitled thereto or to whom the Council or their successors in title may grant the like right)

- (i) The right of free passage and running of water soil gas and electricity and telephone services over through and along all drains pipes sewers spouts and cables which are at the date hereof laid in through or under the property and which serve the adjoining or neighbouring land or premises now or formerly belonging to the Council or their predecessors in title with the right to enter on the property for the purpose of repairing cleansing and maintaining the said drains pipes sewers spouts and cables subject to making good all damage caused by such entry (except insofar as such entry may have been necessitated by any default of the Transferee) and subject also to the payment of a reasonable proportion of the expense of repairing and maintaining the said drains pipes sewers spouts and cables
- (ii) The right to enter the property with or without workmen at all reasonable times for the purpose of inspecting maintaining or repairing any wall or fence or the structure of any dwellinghouse garage or outbuilding which abuts on to the boundary of the property making good all damage occasioned thereby



WYK273523



SEQ20

2. ANY right of light or air or other easement which would in any way restrict or interfere with the free use of any adjoining or neighbouring land or premises shall not be deemed to be included in this transfer
3. IT IS HEREBY AGREED AND DECLARED that any internal walls separating the dwellinghouse hereby transferred from any adjoining dwellinghouses of the Council shall be party walls and the rights and liabilities in respect thereof shall be in accordance with Section 38(1) of the Law of Property Act 1925
4. The Transferee for himself and his successors in title hereby covenants with the Council that if within a period of five years from the date of this transfer there is a disposal of the property falling within the meaning of the Housing Act 1980 the Transferee or his successors in title will pay to the Council on demand the amount specified in the Schedule hereto as being the discount allowed on the present sale or such proportion thereof as shall be required by statute
5. THE Transferee hereby covenants with the Council for the benefit and protection of any adjoining land of the Council which lies within the area shown on the attached plan or is otherwise capable of being benefited thereby and so as to bind the property into whosoever hands the same may come that he will observe and perform the stipulations set out below:
 - (1) To maintain in a good state of repair and condition all buildings comprised in the property (including greenhouses) and the fences walls boundaries or hedges marked "T" inwards on the plan annexed hereto and in particular the paintwork of the exterior of all buildings
 - (2) Not to place any notice or advertisement of any description on the property (other than a business notice in case the property is used for the purposes of a doctor or dentist and notices or advertisements in the usual form for the sale or letting of the property) and no hoardings or structure shall be erected for use as a bill posting or advertising station
 - (3) Not to alter demolish or make any additions whatsoever to the property or outbuildings or to erect any further outbuildings or boundary walls or fences without previously submitting plans showing such alterations additions or erections and obtaining the consent of the Council in writing thereto
 - (4) Not to sell or suffer to be sold any wines spirits beers or intoxicating liquors of any kind on the property or any part thereof nor to do or keep or suffer to be done or kept thereon any act or thing which may be or become a nuisance or annoyance or cause inconvenience to the Council or to the owners or occupiers of the adjoining or neighbouring land or premises
 - (5) Not to dig out of the land any sand or gravel except in the course of excavating for the foundations of any buildings to be erected on the land
 - (6) Not without the prior consent of the Council in writing to:
 - (a) Park upon any part of the property either temporarily or permanently any caravan or moveable dwelling of any kind whatsoever

- (b) Carry on upon the property or any part thereof any trade or business nor use the property for any purpose other than as a private residence (except however that a doctor or dentist may carry on his practice there)
- (c) Keep livestock (other than a domestic dog and/or cat and/or cage bird) on the property
- (d) Remove or require the removal by any person of any cable at present laid in or affixed to the property and used for the transmission of radio television or telephone signals

6. IT IS HEREBY AGREED that unless the contrary appears herein:-

- (a) Words importing the masculine gender shall include the feminine gender and vice versa
- (b) Words in the singular shall include the plural and vice versa
- (c) Where the word "Transferee" must be construed as in the plural all covenants and agreements on the part of the Transferee herein contained shall be deemed to be made jointly and severally

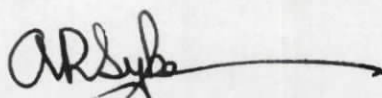
7. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Twenty five thousand pounds

THE SCHEDULE

Purchase Price	Five thousand five hundred and twelve pounds
Name of Transferee	MATTHEW OLDFIELD AND MARGARET OLDFIELD
Postal Address of property transferred	88 Sandholme Drive Thorpe Edge Bradford BD10 8EY
Discount	Five thousand five hundred and thirteen pounds

LC/JC/RTB 1261

THE COMMON SEAL of
City of Bradford Metropolitan
Council was hereunto affixed
in the presence of:-


City Solicitor



PLAN

19666

SIGNED SEALED AND DELIVERED)
by the Transferee)
in the presence of:)

Walter O. DeFeld

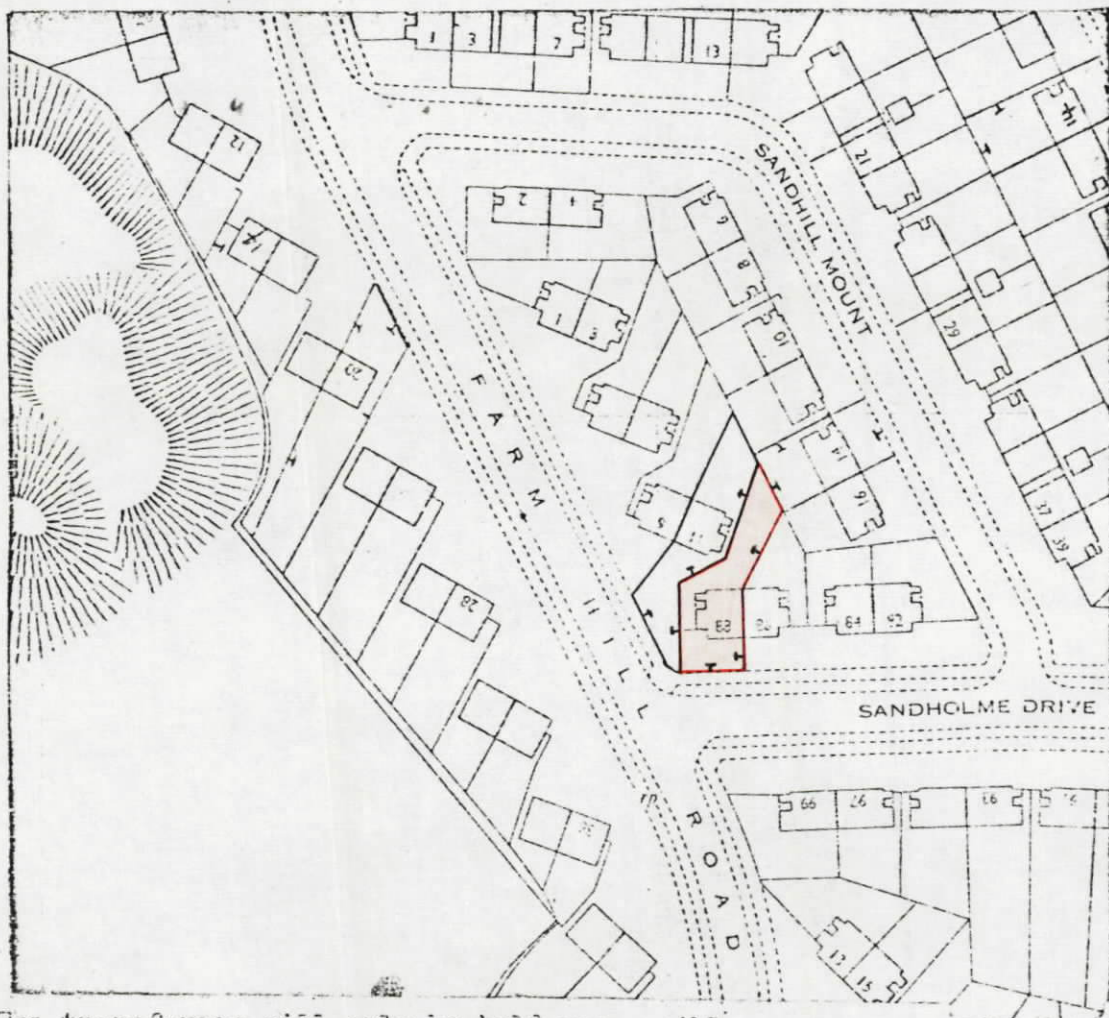
Brian W. Chadwick

W. O. DeFeld

BRIAN W. CHADWICK
Permanent Chambers
Pice Hall Yard
BRADFORD 801 INJ
Solicitor

Matthew Oldfield
14 Oldfield

PLAN REFERRED TO



NOTE: The transferees will only be held responsible under ~~Clause 6 (1)~~ for the maintenance of those boundaries on which the 'T' mark lies inside the area transferred to them.

For identification purposes only.

AR Syb

REPRODUCED FROM THE ORDNANCE SURVEY MAP
WITH THE SANCTION OF THE CONTROLLER
H.M. STATIONERY OFFICE.



PLAN

SCALE 1:1250



High Court of Justice England and Wales
Principal Registry of the Family Division
HMCTS Probate
PO Box 12625
Harlow
CM20 9QE
0300 303 0648

Letters of Administration

Case Reference: 1626190981071468
Date of Issue: 11th May 2022

MARGARET MARIE OLDFIELD of **88 SANDHOLME DRIVE THORPE EDGE BRADFORD**
WEST YORKSHIRE BD10 8EY UNITED KINGDOM

Died on [REDACTED] testate

The Administration of **MARGARET MARIE OLDFIELD**'s estate is granted by the High Court of Justice on this date to the following administrators

MATTHEW OLDFIELD of [REDACTED]
UNITED KINGDOM
and **WINNIFRED ST STILLION** of [REDACTED]
CANADA
and **ERNEST OLDFIELD** of [REDACTED]
and **MARGARET JACKSON** of [REDACTED]
YORKSHIRE BD6 1EQ

The application has stated that the gross value of the estate in the United Kingdom amounts to [REDACTED] and the net value amounts to [REDACTED]

[Handwritten signature]



DISTRICT REGISTRAR

Extracted personally
If you wish to validate the information contained within this document please call 0300 303 0648



092173AM270393791 0001650505

Energy performance certificate (EPC)

88, Sandholme Drive BRADFORD BD10 8EY	Energy rating E	Valid until: 10 March 2030 Certificate number: 2938-6081-7232-6190-6290
---	---------------------------	--

Property type	Semi-detached house
Total floor area	70 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	44 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	System built, as built, partial insulation (assumed)	Average
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 401 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- System build present

Environmental impact of this property

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

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

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

An average household produces 6 tonnes of CO₂

This property produces 4.8 tonnes of CO₂

This property's potential production 1.5 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 3.3 tonnes per year. This will help to protect the environment.

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

Improve this property's energy performance

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

Carrying out these changes in order will improve the property's energy rating and score from E (44) to B (86).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£90
2. Gas condensing boiler	£3,000 - £7,000	£725
3. Flue gas heat recovery	£400 - £900	£22
4. Solar water heating	£4,000 - £6,000	£20
5. Solar photovoltaic panels	£3,500 - £5,500	£321

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	£1427
--	-------

Potential saving	£857
------------------	------

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

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

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

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

Heating use in this property

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

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	7944 kWh per year
Water heating	1450 kWh per year

Potential energy savings by installing insulation

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

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

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

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

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

Assessor contact details

Assessor's name	Chris Horne
Telephone	07990066685
Email	chrishorne1@hotmail.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO031782
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	27 February 2020
Date of certificate	11 March 2020
Type of assessment	RdSAP
