



AUCTION PACK
For
10 and 12 Aberford Road and Land on the East
Side of 12 Aberford Road
Barwick in Elmet
LEEDS
LS15 4DZ

Introduction to this pre-sale information pack

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

10 and 12 Aberford Road and Land on the East Side of 12 Aberford Road, Barwick in Elmet, LEEDS, LS15 4DZ.

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 WYK725675

Edition date 26.08.2020

- This official copy shows the entries on the register of title on 16 JUN 2022 at 16:47:18.
- 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 16 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 : LEEDS

- 1 (30.10.2002) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 10 Aberford Road, Barwick In Elmet, Leeds, (LS15 4DZ).
- 2 (30.10.2002) The land has the benefit of the rights granted by a Deed of grant dated 29 December 1983 made between (1) Margery Octavia Brett, Jack Stanley Brett and Winifred Mary Brett (the Personal Representatives) and (2) Cyril Hutchinson (Mr Hutchinson).

NOTE: Original filed.

- 3 (26.08.2020) 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 (30.10.2002) PROPRIETOR: RONALD QUARMBY, DARREN GERRARD QUARMBY and DAMIAN MARCUS QUARMBY of 74 Newlay Grove, Horsforth, Leeds LS18 4QD.
- 2 (30.10.2002) The price stated to have been paid on 26 September 2002 was £80,000.
- 3 (30.10.2002) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 4 (30.10.2002) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 26 September 2002 in favour of National Westminster Bank Plc referred to in the Charges Register.

Title number WYK725675

C: Charges Register

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

- 1 (30.10.2002) REGISTERED CHARGE dated 26 September 2002 to secure the moneys including the further advances therein mentioned.
- 2 (30.10.2002) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of 3 Cambridge Crescent, Harrogate, North Yorkshire HG1 1PJ.

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.

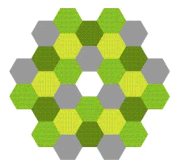
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This official copy is issued on 16 June 2022 shows the state of this title plan on 16 June 2022 at 16:47:18. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Nottingham Office .

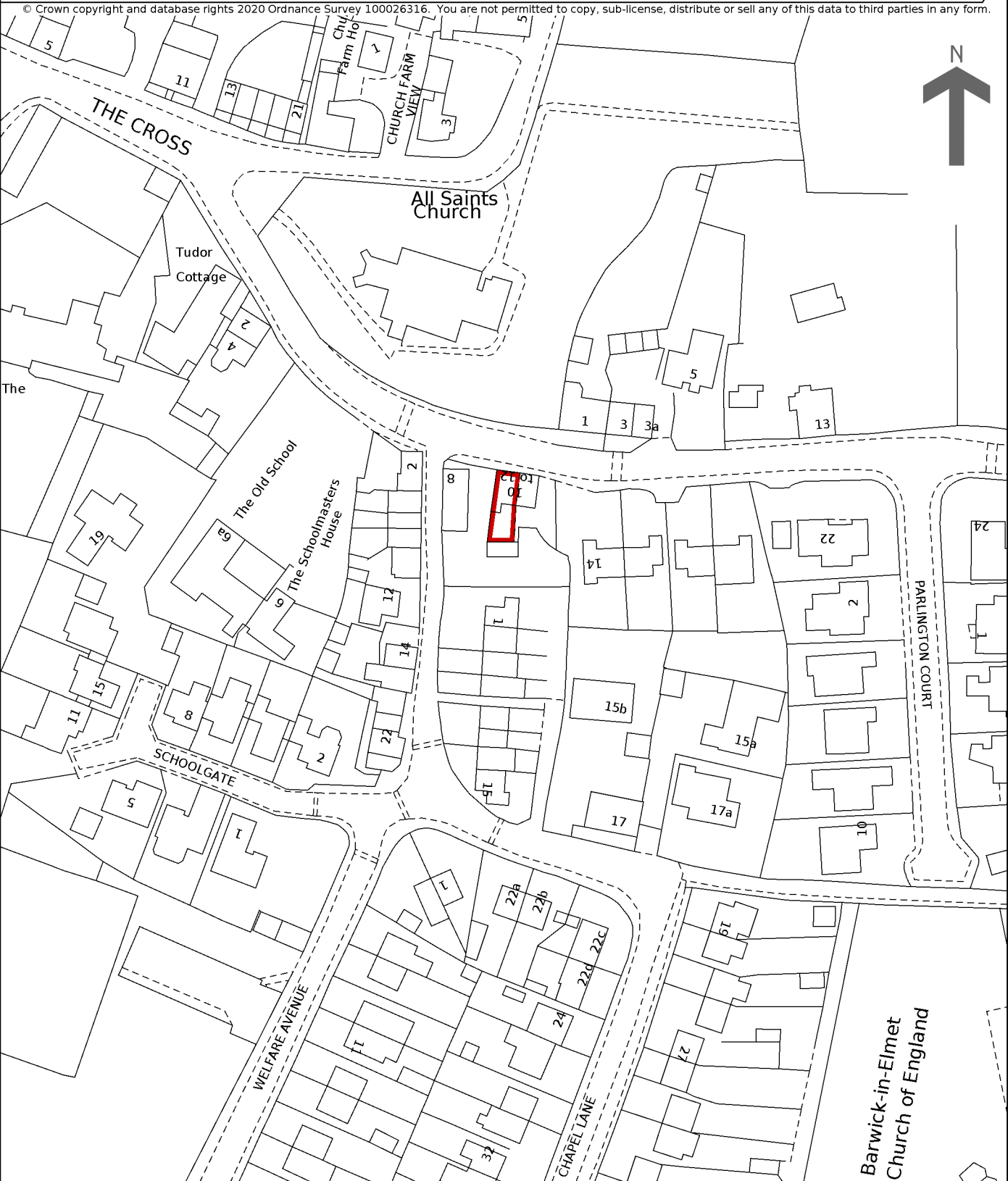
HM Land Registry

Official copy of title plan

Title number **WYK725675**
Ordnance Survey map reference **SE4037SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **West Yorkshire : Leeds**



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Official copy of register of title

Title number WYK308550

Edition date 26.08.2020

- This official copy shows the entries on the register of title on 16 JUN 2022 at 16:51:27.
- 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 16 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 : LEEDS

- 1 (05.03.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 12 Aberford Road, Barwick in Elmet.
- 2 The land was formerly copyhold of the Manor of Barwick with Scholes and on the enfranchisement thereof there was excepted the mines and minerals and rights referred to in Section 23 of the Copyhold Act 1894. Such mines and minerals and rights are not included in this registration
- 3 (26.08.2020) 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 (07.06.1991) PROPRIETOR: RONALD QUARMBY of 12 Aberford Road, Barwick in Elmet, Leeds.

C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title dated 16 December 1983 made between (1) Margery Octavia Brett and others (Vendors) and (2) Thomas Leach and Sandra Elizabeth Leach:-

"RESERVING NEVERTHELESS unto the Vendors and their successors in title and the owners and occupiers for the time being of the adjoining property numbered 10 a right of way at all times and for all purposes

Title number WYK308550

C: Charges Register continued

over the land coloured brown n the plan annexed hereto."

NOTE: The land coloured brown referred to is tinted blue on the filed plan.

End of register

These are the notes referred to on the following official copy

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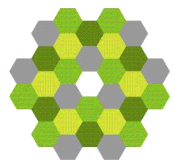
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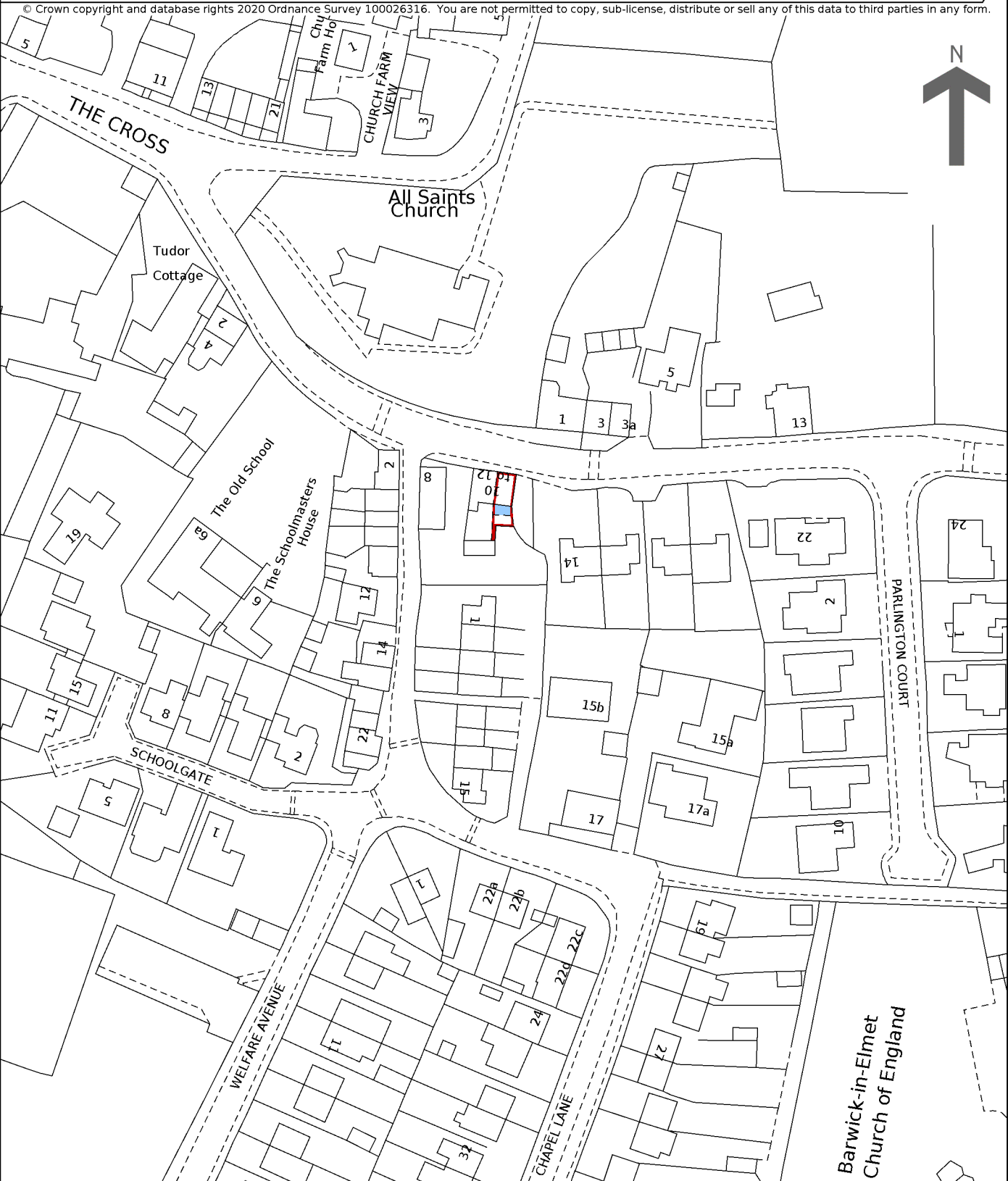
HM Land Registry

Official copy of title plan

Title number **WYK308550**
Ordnance Survey map reference **SE4037SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **West Yorkshire : Leeds**



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Official copy of register of title

Title number WYK725772

Edition date 20.07.2015

- This official copy shows the entries on the register of title on 20 JUN 2022 at 11:29:36.
- 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 20 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 : LEEDS

- 1 (31.10.2002) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the East side of 12 Aberford Road, Barwick in Elmet.

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 (31.10.2002) PROPRIETOR: RONALD QUARMBY of 12 Aberford Road, Barwick in Elmet, Leeds LS15 4DZ.
- 2 (31.10.2002) The value as at 31 October 2002 was stated to be under £40,000.

C: Charges Register

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

- 1 (31.10.2002) The land in this title is subject to such restrictive covenants as may have been imposed thereon before 31 October 2002 and are still subsisting and capable of being enforced.

End of register

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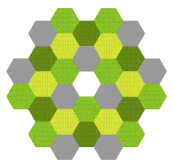
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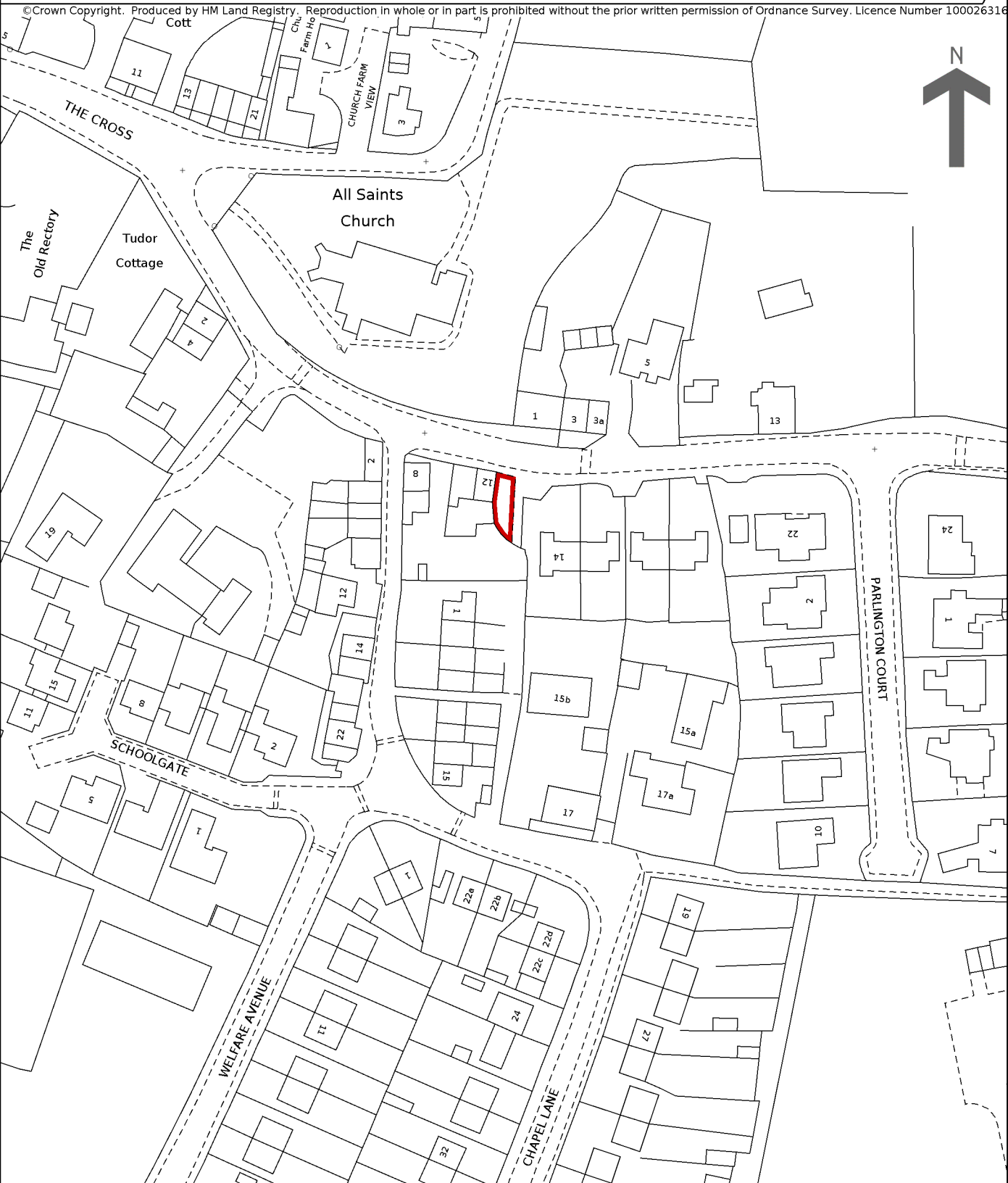
HM Land Registry

Official copy of title plan

Title number **WYK725772**
Ordnance Survey map reference **SE4037SW**
Scale **1:1250**
Administrative area **West Yorkshire : Leeds**



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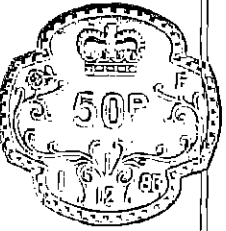
Title Number WYK725675

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50p



DEED is made the Twenty-ninth day of December
One thousand nine hundred and eighty three

B E T W E E N MARGERY OCTAVIA BRETT of 2 The Boyle Barwick in Elmet Leeds West
Yorkshire JACK STANLEY BRETT of 5 Richmondfield Avenue Barwick in Elmet aforesaid and
WINIFRED MARY JACKSON of 2a Field Head Road Guiseley West Yorkshire (the Personal
Representatives of Wilfred Harold Brett deceased) (hereinafter called "the Personal
Representatives") of the one part and CYRIL HUTCHINSON of 10 Aberford Road Barwick in
Elmet aforesaid (hereinafter called "Mr. Hutchinson")
of the other part

W H E R E A S:-

(1) The Personal Representatives are seised of the property situate and being
numbered 12 Aberford Road Barwick in Elmet aforesaid shown hatched blue on the
plan annexed hereto in fee simple in possession free from incumbrances

(2) Mr. Hutchinson is seised of the property situate and being numbered 10
Aberford Road Barwick in Elmet aforesaid shown hatched red on the said plan in fee
simple in possession free from incumbrances

(3) The Personal Representatives have agreed with Mr. Hutchinson to grant to him a
right of way over the land coloured brown on the said plan

N O W T H I S D E E D W I T N E S S E T H as follows:

1. I N consideration of the premises the Personal Representatives for themselves
and their successors in title hereby grant to Mr. Hutchinson and his successors in
title a right of way with or without vehicles at all times and for all purposes over
the land shown coloured brown on the said plan T O H O L D the same U N T O Mr. Hutchinson
in fee simple appurtenant to the land hatched red

2. I N consideration of such grant Mr. Hutchinson hereby covenants with the
Personal Representatives that he and his successors in title will contribute
on demand by the Personal Representatives or their successors in title one half of
all costs and expenses of keeping the said right of way in good and proper repair
and condition

I N W I T N E S S whereof the parties hereto have hereunto set their respective
hands and seals the day and year first before written

SIGNED SEALED AND DELIVERED by the said
MARGERY OCTAVIA BRETT in the presence of:-

M. O. Brett

B. Thackeray
Clerk with Jon Driver
Furness, Solicitors
Garforth.

30496

SIGNED SEALED AND DELIVERED by the said
JACK STANLEY BRETT in the presence of:-

B. Thackeray

J. S. Brett

SIGNED SEALED AND DELIVERED by the said
WINIFRED MARY JACKSON in the presence of:-

B. Thackeray.

W. M. Jackson.

SIGNED SEALED AND DELIVERED by the said
CYRIL HUTCHINSON in the presence of:-

X Robert

Signature j

witness x

address x

occupation x

X

R. & Duffell.

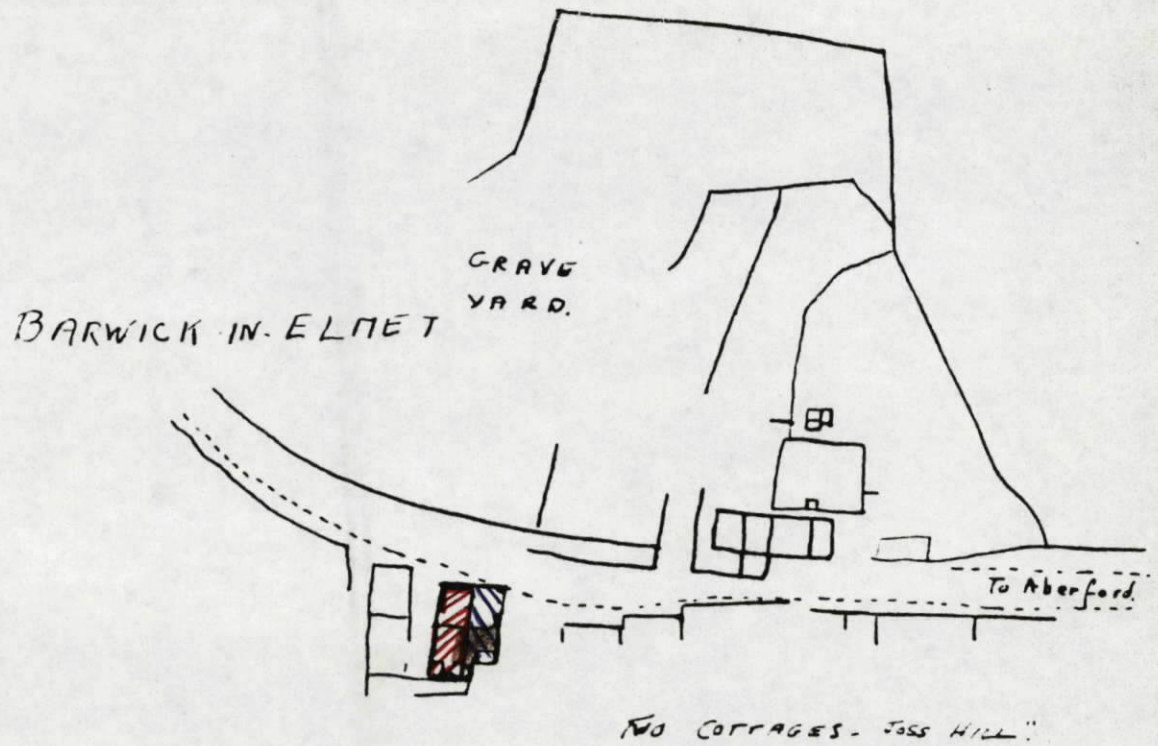
X

62 Rulworth Crescent
Leeds LS15 8PJ.

X

Retired

PLAN NO. 1.





High Court of Justice England and Wales
Newcastle District Probate Registry
2nd Floor
Kings Court
Earl Grey Way
North Shields
NE29 6AR
0300 303 0648

Letters of Administration with will

Case Reference: 1644825221410343

Date of Issue: 27th May 2022

Ronald Quarmby of 10-12 Aberford Road Barwick In Elmet Leeds LS15 4DZ United Kingdom

Died on [REDACTED]

The Last Will and Testament of **Ronald Quarmby** (An official copy of which is available from the Court) was proved and registered before the High Court of Justice. The Administration of **Ronald Quarmby's** estate is granted by this court to the following administrator

**Damian Marcus Quarmby of [REDACTED]
United Kingdom**

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



DISTRICT REGISTRAR

Extracted by Co-op Legal Services (Bristol) (Ref: TEHA/5959659P/Quarmby) Co-op Legal Services (bristol) 626, Bristol, BS34 9JD, United Kingdom

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

Energy performance certificate (EPC)

10 Aberford Road Barwick In Elmet LEEDS LS15 4DZ	Energy rating D	Valid until: 14 October 2031 Certificate number: 9310-2605-8100-2499-0025
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Property type	Detached house
Total floor area	133 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 D. 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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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

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

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

For properties in England and Wales:

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

Breakdown of property's energy performance

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

Each feature is assessed as one of the following:

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

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

Feature	Description	Rating
Wall	Sandstone or limestone, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 64% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 266 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Stone walls present, not insulated

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (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 6.4 tonnes of CO2

This property's potential production 3.3 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 3.1 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 D (62) to B (81).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£294
2. Floor insulation (solid floor)	£4,000 - £6,000	£59
3. Low energy lighting	£25	£30
4. Solar water heating	£4,000 - £6,000	£29
5. Solar photovoltaic panels	£3,500 - £5,500	£322

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	£1315
Potential saving	£412

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

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

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

Heating use in this property

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

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	21264 kWh per year
Water heating	2308 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	622 kWh per year
Cavity wall insulation	515 kWh per year
Solid wall insulation	6664 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

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

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

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

Assessor contact details

Assessor's name	Paul Walker
Telephone	07801100457
Email	paul@hallfarm-surveys.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/003321
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	15 October 2021
Date of certificate	15 October 2021
Type of assessment	RdSAP

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

**Address of the
property**

10 and 12 Aberford Road
Barwick in Elmet
LEEDS

Postcode

L S 1 5 4 D Z

**Full names of
the seller**

Darren Gerrard Quarmby and Damian Marcus Quarmby

Seller's solicitor

Name of solicitor's firm

Apex Law - Athia Fariq

Address

The Roundhouse Suite
The Barracks Business Centre
Wakefield Road
PONTEFRACT
WF8 4HH

Email

athia@apexlaw.co.uk

Reference number

About this form

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

Definitions

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

Instructions to the seller

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

Instructions to the buyer

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

1. Boundaries

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

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

(a) on the left?

☐

Seller

☐

Neighbour

☐

Shared

☒

Not known

(b) on the right?

☐

Seller

☐

Neighbour

☐

Shared

☒

Not known

(c) at the rear?

☒

Seller

☐

Neighbour

☐

Shared

☐

Not known

(d) at the front?

☒

Seller

☐

Neighbour

☐

Shared

☐

Not known

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

Already provided red boundary confirmation across three title deeds

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

☐

Yes

☒

No

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

☐

Yes

☒

No

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

☐ Yes ☒ No

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

☐ Yes ☒ No
☐ Enclosed ☐ To follow

2. Disputes and complaints

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

☐ Yes ☒ No

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

☐ Yes ☒ No

3. Notices and proposals

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

☐ Yes ☒ No

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

If Yes, please give details:

☐ Yes ☒ No

4. Alterations, planning and building control

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

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

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

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No
 Year

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

☐ Yes ☒ No
 Year

(d) Addition of a conservatory

☐ Yes ☒ No
 Year

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

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

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

Further information about permitted development can be found at:

<https://www.planningportal.co.uk/info/200126/applications>

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

☐ Yes ☐ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

4.6 Have solar panels been installed?

☐ Yes ☒ No

If Yes:

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

Year

(b) Are the solar panels owned outright?

☐ Yes ☐ No

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

☐ Yes ☐ No
☐ Enclosed ☐ To follow

4.7 Is the property or any part of it:

(a) a listed building?

☐ Yes ☐ No
☒ Not known

(b) in a conservation area?

☐ Yes ☒ No
☐ Not known

If Yes, please supply copies of any relevant documents.

☐ Enclosed ☐ To follow

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

If Yes:

☐ Yes ☒ No
☐ Not known

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

☐ Yes ☐ No
☐ Not known

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

☐ Enclosed ☐ To follow

5. Guarantees and warranties

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

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

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

If Yes, please supply a copy.

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

☐ Yes ☒ No
☐ Enclosed ☐ To follow

(b) Damp proofing

☒ Yes ☐ No
☐ Enclosed ☐ To follow

(c) Timber treatment

☐ Yes ☒ No
☐ Enclosed ☐ To follow

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

☐ Yes ☒ No
☐ Enclosed ☐ To follow

(e) Electrical work

☐ Yes ☒ No
☐ Enclosed ☐ To follow

(f) Roofing

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

(g) Central heating

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

(h) Underpinning

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

(i) Other (please state):

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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6. Insurance

6.1 Does the seller insure the property?

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

6.2 If not, why not?

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

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

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

(a) subject to an abnormal rise in premiums?

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

(b) subject to high excesses?

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

(c) subject to unusual conditions?

☐ Yes ☒ No

(d) refused?

☐ Yes ☒ No

If Yes, please give details:

6.5 Has the seller made any buildings insurance claims?

If Yes, please give details:

☐ Yes ☒ No

7. Environmental matters

Flooding

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

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

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

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

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

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

☐ Yes ☒ No

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

7.2 What type of flooding occurred?

(a) Ground water

☐ Yes ☒ No

(b) Sewer flooding

☐ Yes ☒ No

(c) Surface water

☐ Yes ☒ No

(d) Coastal flooding

☐ Yes ☒ No

(e) River flooding

☐ Yes ☐ No

(f) Other (please state):

7.3 Has a Flood Risk Report been prepared?

If Yes, please supply a copy.

☐ Yes ☒ No
☐ Enclosed ☐ To follow

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

Radon

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

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

☐ Yes ☒ No

If Yes:

(a) please supply a copy of the report

☐ Enclosed ☐ To follow

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

☐ Yes ☐ No

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

☐ Yes ☐ No
☐ Not known

Energy efficiency

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

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

☐ Enclosed ☒ To follow
☐ Already supplied

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

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

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

Japanese knotweed

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

7.8 Is the property affected by Japanese knotweed?

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

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

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

8. Rights and informal arrangements

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

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

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

8.2 Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)?
If Yes, please give details:

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

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

☐ Yes ☒ No

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

(a) Rights of light

☐ Yes ☒ No

(b) Rights of support from adjoining properties

☐ Yes ☒ No

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

(b) Chancel repair liability

☐ Yes ☒ No

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

☐ Yes ☒ No

If Yes, please give details:

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

☐ Yes ☒ No

Services crossing the property or neighbouring property

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

☐ Yes ☐ No
☒ Not known

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

☐ Yes ☐ No
☒ Not known

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

☐ Yes ☐ No
☒ Not known

If Yes, please supply a copy or give details:

☐ Enclosed ☐ To follow

9. Parking

9.1 What are the parking arrangements at the property?

Private driveway for several cars

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

☐ Yes ☒ No
☐ Not known

10. Other charges

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

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

☐ Yes ☒ No

11. Occupiers

11.1 Does the seller live at the property?

☐ Yes ☒ No

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

☐ Yes ☒ No

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

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

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

☐ Yes ☒ No

11.5 Is the property being sold with vacant possession?

☒ Yes ☐ No

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

(a) agreed to leave prior to completion?

☐ Yes ☒ No

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

☐ Yes ☒ No
☐ Enclosed ☐ To follow

12. Services

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

Electricity

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

☐ Yes ☒ No

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

Year
☐ Enclosed ☐ To follow

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

☐ Yes ☒ No
☐ Not known

If Yes, please supply one of the following:

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

☐ Enclosed ☐ To follow

(b) the installer's Building Regulations Compliance Certificate

☐ Enclosed ☐ To follow

(c) the Building Control Completion Certificate

☐ Enclosed ☐ To follow

Central heating

12.3 Does the property have a central heating system?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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If Yes:

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

<input type="text" value="gas"/>

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

<input type="text" value="2019"/>	Date
<input type="checkbox"/> Not known	
<input type="checkbox"/> Enclosed	<input checked="" type="checkbox"/> To follow

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

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

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

<input type="text"/>	Year
<input type="checkbox"/> Not known	
<input type="checkbox"/> Enclosed	<input type="checkbox"/> To follow
<input type="checkbox"/> Not available	

Drainage and sewerage

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

12.4 Is the property connected to mains:

(a) foul water drainage?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not known
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(b) surface water drainage?

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

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

12.5 Is sewerage for the property provided by:

(a) a septic tank?

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

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

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

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

12.5.1 When was the septic tank last replaced or upgraded?

<input type="text"/>	Month
<input type="text"/>	Year

(b) a sewage treatment plant?

☐ Yes ☐ No

(c) cesspool?

☐ Yes ☐ No

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

☐ Yes ☐ No
 Properties share

12.7 When was the system last emptied?

Year

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

Year

12.9 When was the system installed?

Year

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

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

☐ Yes ☐ No
☐ Enclosed ☐ To follow

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

13. Connection to utilities and services

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

Mains electricity

☒ Yes ☐ No

Provider's name

E.ON

Location of meter

under TV cabinet living room 1

Mains gas

☒ Yes ☐ No

Provider's name

E.ON

Location of meter

Under window in unit living room 2

Mains water

☒ Yes ☐ No

Provider's name

Yorkshire Water

Location of stopcock

Kitchen utility

Location of meter, if any

Mains sewerage

☒ Yes ☐ No

Provider's name

Yorkshire Water

Telephone

☐ Yes ☒ No

Provider's name

Cable

☐ Yes ☒ No

Provider's name

14. Transaction information

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☐ No
☒ No mortgage

14.4 Will the seller ensure that:

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

Signed:



DAMIAN QUARMBY - 20/06/2022 14:58 - Signed by Hoowla e-signature

Dated:

Signed:



DARREN QUARMBY - 20/06/2022 16:31 - Signed by Hoowla e-signature

Dated:

Each seller should sign this form.



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