



**AUCTION PACK**  
**For**  
**32 Back Lane**  
**Horsforth**  
**LEEDS**  
**LS18 4RF**

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

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

**32 Back Lane, Horsforth, LEEDS, LS18 4RF.**

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 WYK406060

Edition date 10.01.2022

- This official copy shows the entries on the register of title on 08 AUG 2022 at 12:19:14.
- 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 08 Aug 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

## A: Property Register

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

WEST YORKSHIRE : LEEDS

- 1 (11.01.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 32 Back Lane, Horsforth, Leeds (LS18 4RF).
- 2 A Conveyance of the land in this title dated 28 October 1952 made between (1) John Nightingale (Vendor) and (2) James Orriel Wilkinson and Edna Wilkinson (Purchasers) contains the following provision:-  
  
"It is hereby agreed and declared that the walls and fences separating the property hereby conveyed from the adjoining property now or formerly belonging to the Vendor on the North East and South West sides thereof are party walls and fences and all spouts drains sewers gullies gutters fallpipes and other easements or quasi-easements now used in common or in connection with the property hereby conveyed and the said adjoining properties shall for ever hereafter be used maintained and repaired at the joint and equal expense of the parties using the same."

## 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 (10.01.2017) PROPRIETOR: JENNIFER FERRIER of 32 Back Lane, Horsforth, Leeds LS18 4RF.
- 2 (21.01.2013) The price stated to have been paid on 11 January 2013 was £192,500.
- 3 (10.01.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 13 December 2016 in favour of National Westminster Bank PLC referred to in the Charges Register.

## B: Proprietorship Register continued

- 4 (10.01.2022) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by Oplo HL Ltd (Co.Regn.No.5667257) of Viscount Court, Sir Frank Whittle Way, Blackpool, Lancs FY4 2FB.

## C: Charges Register

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

- 1 (10.01.2017) REGISTERED CHARGE dated 13 December 2016.
- 2 (10.01.2017) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.
- 3 (10.01.2022) UNILATERAL NOTICE in respect of a charge dated 7 January 2022.
- NOTE: Copy filed.*
- 4 (10.01.2022) BENEFICIARY: Oplo HL Ltd (Co.Regn.No. 5667257) of Viscount Court, Sir Frank Whittle Way, Blackpool, Lancs FY4 2FB.

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 08 August 2022 shows the state of this title plan on 08 August 2022 at 12:19:14. 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 406060

ORDNANCE SURVEY  
PLAN REFERENCE

COUNTY  
WEST YORKSHIRE

SHEET

NATIONAL GRID

SECTION

SE 2337

B

Scale: 1/1250

LEEDS DISTRICT

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# Energy performance certificate (EPC)

32 BACK LANE  
HORSFORTH  
LEEDS  
LS18 4RF

Energy rating

**D**

Valid until: **21 July 2031**

Certificate number: **9367-3008-5203-0459-1204**

Property type

Mid-terrace house

Total floor area

88 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 C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80   <b>C</b>
55-68	<b>D</b>	60   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
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 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

### Primary energy use

The primary energy use for this property per year is 298 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Stone walls present, not insulated
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## 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 4.6 tonnes of CO2

This property's potential production 2.4 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 2.2 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 (60) to C (80).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£188
2. Low energy lighting	£20	£21
3. Solar water heating	£4,000 - £6,000	£28
4. 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	£961
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Potential saving	£237
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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 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/>).

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## 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
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<b>Space heating</b>	13779 kWh per year
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<b>Water heating</b>	2172 kWh per year
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### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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<b>Loft insulation</b>	2700 kWh per year
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<b>Solid wall insulation</b>	4388 kWh per year
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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

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

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

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

### Assessor contact details

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

### Accreditation scheme contact details

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

### Assessment details

Assessor's declaration	No related party
Date of assessment	16 July 2021
Date of certificate	22 July 2021
Type of assessment	<a href="#">RdSAP</a>

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