

Mr D Lamb
Viamed Properties Ltd
15 Station Road
Crosshills
Keighley
West Yorkshire
BD20 7DT

Your Ref:
Our Ref: AC/MH/17269/0005
Contact: Anna Clark
Email: a.clark@mewiessolicitors.co.uk
Date: 31 August 2021

Dear Mr Lamb

Purchase of 13 Station Road Cross Hills Keighley BD20 7EH

I am now in receipt of initial contract paperwork from the Seller's Solicitor, and I enclose a copy of the Land Registry Title Plan which shows the boundaries of the property you are buying edged red. Please check the Plan carefully and let me know if you believe it to be incorrect in any way.

There would appear to be a very small triangular area of land along the southerly boundary of the property which seems to fall outside the red edging. I would be grateful if you could confirm whether this small triangle of land does form part of the property you expect to acquire in this transaction. Also enclosed are the following: -

1. Property Information Form.
2. Fittings and Contents Form.
3. Copy Conveyance dated 22nd February 1935. This contains Covenants that will bind you as owners of the property and I have highlighted these for your information. I would particularly point out that no buildings other than the dwelling house and premises originally erected should be built upon the property without the consent in writing of the Vendor being Aireworth Park Estate Limited.

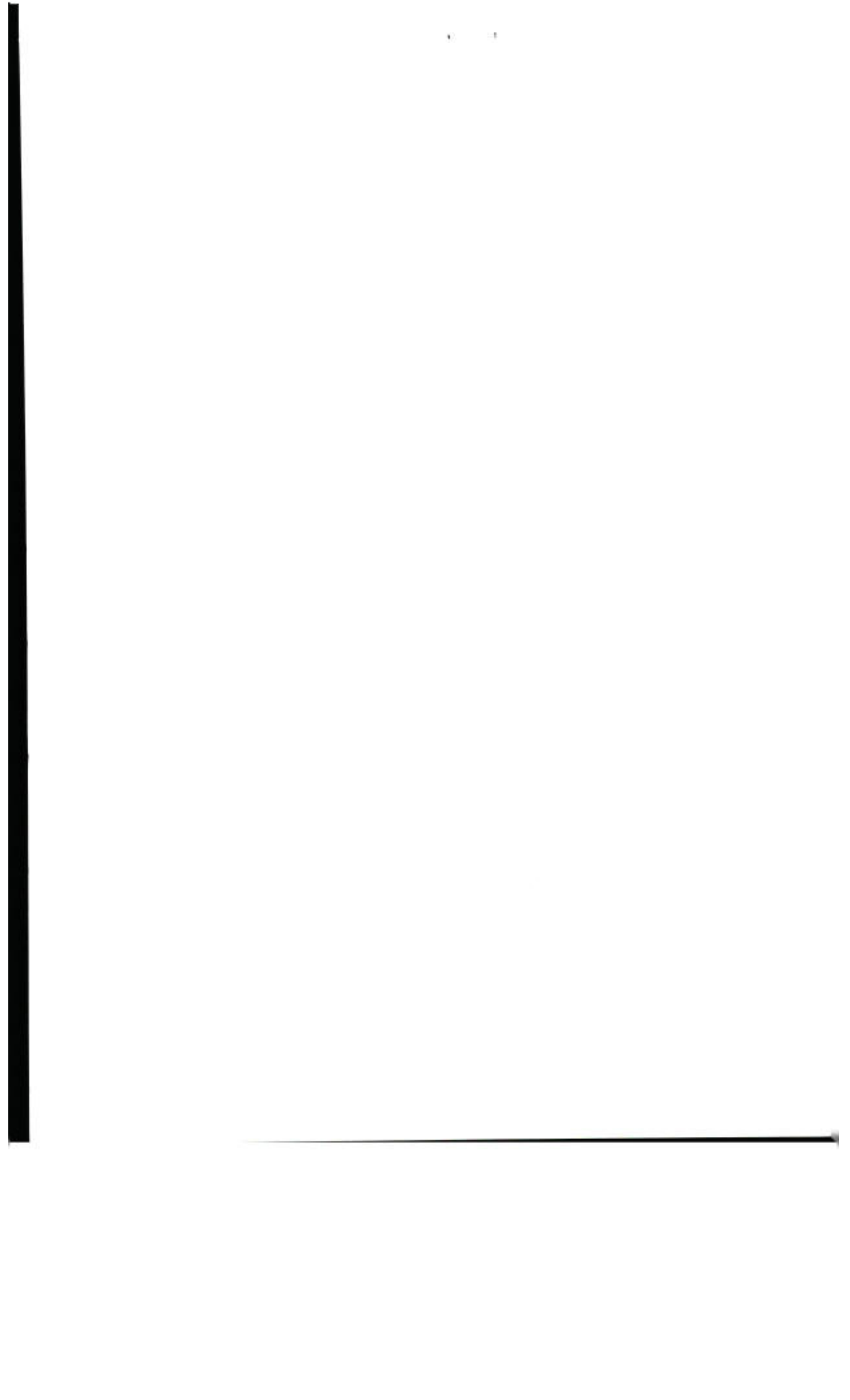
I would be grateful if you could contact the office to make payment for the searches. These were outlined in my initial letter to you. I also require the signed Authority to Act Form and other Client Care Forms which were enclosed in my initial letter to you.

I look forward to hearing from you soon.

Yours sincerely



Anna Clark
Mewies Solicitors



These are the notes referred to on the following official copy

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

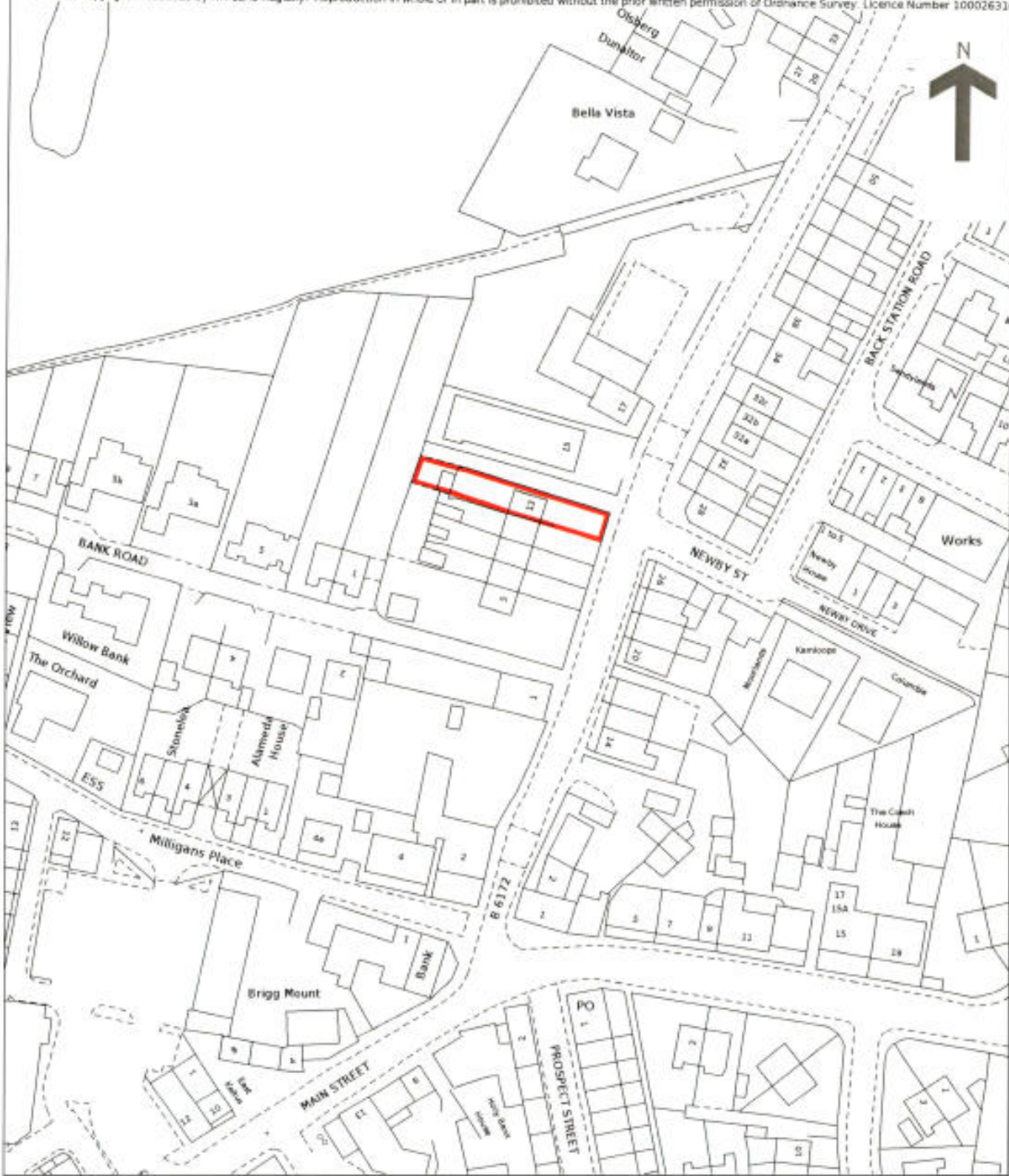
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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 16 August 2021 shows the state of this title plan on 16 August 2021 at 15:53:55. 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, Durham Office .



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Law Society Fittings and Contents Form (3rd edition)

Address of the property

13 Station Road
Cross Hills
Keighley
West Yorkshire

Postcode

Full names of the seller

Janine Frances Gill

Seller's solicitor

Name of solicitor's firm

Ison Harrison Limited

Address

122-126 Main Street
Bingley
BD16 2HL

Email

samantha.worsman@isonharrison.co.uk

Reference number

330685-0002/SDW

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

It is important that sellers and buyers check the information in this form carefully.

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.



The Law Society

Page 1 of 8

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Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None').

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

1 Basic fittings

| | Included | Excluded | None | Price | Comments |
|--------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------|----------|
| Boiler/immersion heater | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Radiators/wall heaters | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Night-storage heaters | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Free-standing heaters | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Gas fires (with surround) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Electric fires (with surround) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Light switches | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Roof insulation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Window fittings | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Window shutters/grilles | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Internal door fittings | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| External door fittings | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Doorbell/chime | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |

1 Basic fittings (continued)

| | Included | Excluded | None | Price | Comments |
|------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------|----------|
| Electric sockets | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Burglar alarm | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Other items (please specify) | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |

2 Kitchen

Note: In this section please also indicate whether the item is fitted or freestanding.

| | Fitted | Free-standing | Included | Excluded | None | Price | Comments |
|------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------|----------|
| Hob | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Extractor hood | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Oven/grill | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Cooker | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Microwave | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Refrigerator/fridge-freezer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| Freezer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Dishwasher | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| Tumble-dryer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| Washing machine | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| Other items (please specify) | | | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |

3 Bathroom

| | Included | Excluded | None | Price | Comments |
|------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------|----------|
| Bath | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Shower fitting for bath | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Shower curtain | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Bathroom cabinet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Taps | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Separate shower and fittings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Towel rail | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Soap/toothbrush holders | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Toilet roll holders | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Bathroom mirror | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |

4 Carpets

| | Included | Excluded | None | Price | Comments |
|------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------|---------------|
| Hall, stairs and landing | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Living room | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Dining room | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | wood flooring |
| Kitchen | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | wood flooring |
| Bedroom 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Bedroom 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | wood flooring |
| Bedroom 3 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | wood flooring |
| Other rooms (please specify) | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |

5. Curtains and curtain rails

| | Included | Excluded | None | Price | Comments |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------|----------|
| Curtain rails/poles/pelmets | | | | | |
| Hall, stairs and landing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Blind |
| Living room | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Dining room | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Kitchen | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Blind |
| Bedroom 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Bedroom 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Blind |
| Bedroom 3 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Other rooms (please specify) | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Curtains/blinds | | | | | |
| Hall, stairs and landing | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Living room | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Dining room | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Kitchen | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Bedroom 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Bedroom 2 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Bedroom 3 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Other rooms (please specify) | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |

6 Light fittings

Note: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

| | Included | Excluded | None | Price | Comments |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------|----------|
| Hall, stairs and landing | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Living room | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Dining room | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Kitchen | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Bedroom 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Bedroom 2 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Bedroom 3 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| <i>Other rooms (please specify)</i> | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |

7 Fitted units

Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

| | Included | Excluded | None | Price | Comments |
|--------------------------|-------------------------------------|--------------------------|-------------------------------------|-------|----------|
| Hall, stairs and landing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Living room | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Dining room | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Kitchen | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Bedroom 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Bedroom 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Bedroom 3 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |

7 Fitted units (continued)

| | Included | Excluded | None | Price | Comments |
|-------------------------------------|--------------------------|--------------------------|------|-------|----------|
| <i>Other rooms (please specify)</i> | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |

8 Outdoor area

| | Included | Excluded | None | Price | Comments |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------|----------|
| Garden furniture | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| Garden ornaments | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| Trees, plants, shrubs | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Barbecue | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Dustbins | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Garden shed | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Greenhouse | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Outdoor heater | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Outside lights | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Water butt | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Clothes line | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Rotary line | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| <i>Other items (please specify)</i> | | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | | | |

9 Television and telephone

| | Included | Excluded | None | Price | Comments |
|---------------------|-------------------------------------|--------------------------|-------------------------------------|----------------------|----------------------|
| Telephone receivers | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Television aerial | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Radio aerial | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Satellite dish | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |

10 Stock of fuel

| | Included | Excluded | None | Price | Comments |
|-------------------------------|--------------------------|--------------------------|-------------------------------------|----------------------|----------------------|
| Oil | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Wood | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Liquefied Petroleum Gas (LPG) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |

11 Other items

| | Included | Excluded | Price | Comments |
|--|--------------------------|--------------------------|----------------------|----------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |

Signed: J. Clee

Dated: 9.8.11

Signed:

Dated:

Each seller should sign this form.

The Law Society is the representative body for solicitors in England and Wales.



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

**Address of the
property**

13 Station Road
Cross Hills
Keighley
West Yorkshire

Postcode

**Full names of
the seller**

Janine Frances Gill

**Seller's solicitor
Name of solicitor's firm**

Ison Harrison Limited

Address

122-126 Main Street
Bingley
BD16 2HL

Email

samantha.worsman@isonharrison.co.uk

Reference number

330685-0002/SDW

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.

TA6

Law Society Property Information Form

Page 1 of 18

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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

☐ Shared

☒ Neighbour

☐ Not known

(b) on the right?

☒ Seller

☐ Shared

☐ Neighbour

☐ Not known

(c) at the rear?

☐ Seller

☐ Shared

☒ Neighbour

☐ Not known

(d) at the front?

☒ Seller

☐ Shared

☐ Neighbour

☐ Not known

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

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

2008 / 2017 Year

Front Door + Back Door

(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:

n/a

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

n/a

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?

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

(b) in a conservation area?

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

If Yes, please supply copies of any relevant documents.

| | |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |
|-----------------------------------|------------------------------------|

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

If Yes:

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

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

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

| | |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> 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)

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

(b) Damp proofing

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

(c) Timber treatment

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

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

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

(e) Electrical work

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

(f) Roofing

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

(g) Central heating

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

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 |
|------------------------------|--|

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?

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

| | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" 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 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?

☐ Yes

☒ No

If Yes, please give details:

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/departments-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?

☐ Yes

☒ No

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

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

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

(e) River flooding

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

(f) Other (please state):

| |
|--------------|
| |
|--------------|

7.3 Has a Flood Risk Report been prepared?
If Yes, please supply a copy.

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

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

If Yes:

(a) please supply a copy of the report

| | |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |
|-----------------------------------|------------------------------------|

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

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

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

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

| | |
|--|------------------------------------|
| <input checked="" type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |
| <input type="checkbox"/> 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?

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

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

Driveway 1/5

- 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?

Garage + 2 parking spaces
Shared Drive

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?

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

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

| | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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?

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

11.5 Is the property being sold with vacant possession?

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

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

(a) agreed to leave prior to completion?

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

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

| | |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> 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?

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

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

| | |
|-----------------------------------|------------------------------------|
| <input type="text" value=""/> | Year |
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |

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

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

If Yes, please supply one of the following:

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

| | |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |
|-----------------------------------|------------------------------------|

(b) the installer's Building Regulations Compliance Certificate

| | |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |
|-----------------------------------|------------------------------------|

(c) the Building Control Completion Certificate

| | |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow |
|-----------------------------------|------------------------------------|

Central heating

12.3 Does the property have a central heating system?

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

If Yes:

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

| |
|-----|
| 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.

| | |
|------------------------------------|------------------------------------|
| 2004 | Date |
| <input type="checkbox"/> Not known | |
| <input type="checkbox"/> Enclosed | <input 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.

| | |
|--|------------------------------------|
| June 2021 | 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 |
|---|-----------------------------|------------------------------------|

(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 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?

| | |
|--|-------|
| | Month |
| | Year |

(b) a sewage treatment plant?

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

(c) cesspool?

| | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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?

| | |
|---------------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="text"/> Properties share | |

12.7 When was the system last emptied?

| | |
|----------------------|------|
| <input type="text"/> | Year |
|----------------------|------|

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

| | |
|----------------------|------|
| <input type="text"/> | Year |
|----------------------|------|

12.9 When was the system installed?

| | |
|----------------------|------|
| <input type="text"/> | 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.

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

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

43. 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

Bulb

Location of meter

Kitchen

Mains gas

☒ Yes ☐ No

Provider's name

Bulb

Location of meter

outside Back door

Mains water

☒ Yes ☐ No

Provider's name

Yorkshire water

Location of stopcock

Downstairs toilet

Location of meter, if any

Downstairs toilet

Mains sewerage

☒ Yes ☐ No

Provider's name

Yorkshire water

Telephone

☒ Yes ☐ No

Provider's name

BT

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

Moving to a new build, building Ready
Oct / Nov

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:

S. Will

Dated:

8.8.21

Signed:

Dated:

Each seller should sign this form.



The Law
Society

The Law Society is the representative body for solicitors in England and Wales.

TA6

Law Society Property Information Form

Page 18 of 18

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These are the notes referred to on the following official copy

Title Number NYK340326

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.

212 P12 204-340326

DATED 22^d February 1935.

MESSRS AIREWORTH PARK ESTATE
LIMITED AND THEIR MORTGAGEES.

- to -

MR. JOSEPH KING AND WIFE.

CONVEYANCE

of premises situate and being in
Station Road Crosshills near
Keighley in the County of York.



W. & G. BURR, SUGDEN & CO.
KEIGHLEY.



This Conveyance

made the twenty second day of February one thousand nine hundred and thirty five BETWEEN AIRLWORTH PARK ESTATE LIMITED whose registered office is at "Mayville" Braithwaite near Keighley in the County of York (hereinafter called "the Vendors") of the first part THE HALIFAX BUILDING SOCIETY - incorporated under the Building Societies Act 1874 (hereinafter called "the Society") of the second part and JOSEPH KING of 38 North View Junction Crosshills near Keighley aforesaid Gas Company Employee and EDITH KING of the same place his wife (hereinafter called "the Purchasers") of the third part

WHEREAS the Vendors are seized in fee simple in possession of (inter alia) the property hereinafter described free from incumbrances save and except the principal moneys interest subscriptions and other moneys and payments now due and owing by the Vendors to the Society under or by virtue of the Mortgage dated the Twentieth day of October one thousand nine hundred and thirty four mentioned in the Sixth Schedule hereto

AND WHEREAS the Vendors have agreed to sell the said property hereinafter described to the Purchasers for the sum of Four hundred and sixty five pounds

AND WHEREAS there is now owing to the Society on the security of the said Mortgage a sum in excess of the said purchase money and they have agreed on receiving the sum of Three hundred and forty eight pounds part of the said purchase money to join in this Conveyance in manner hereinafter appearing

NOW THIS DEED WITNESSETH as follows :-

1. IN pursuance of the said agreement and in consideration of Four hundred and sixty five pounds now paid by the Purchasers out of moneys belonging to them on a joint account in manner following namely :- as to Three hundred and forty eight pounds - part thereof by the - direction of the Vendors to the Society in part discharge of their said Mortgage debt (the receipt whereof the Society hereby acknowledge)

and One hundred and seventeen pounds - - the residue of the said purchase money to the Vendors with the consent of the Society (the receipt and payment of which respective sums of Three hundred and forty eight pounds - and One hundred and seventeen pounds - - making together the said purchase money of Four hundred and sixty five pounds the Vendors hereby acknowledge) the Society as Mortgagees with intent so far as relates to the property hereby conveyed to merge the mortgage term now vested in them by virtue of the said Mortgage hereby surrender and release and the Vendors as beneficial owners hereby - convey and confirm unto the Purchasers ALL THAT the property comprised and described in the First Schedule hereto) TOGETHER with (so far as the Society and the Vendors respectively have power to grant the same but not further or otherwise) the several rights easements and privileges specified in the Second Schedule hereto TO HOLD the same (Excepting and Reserving unto the Society and the Vendors and their respective successors in title as mentioned in the Third Schedule hereto) UNTO the Purchasers in fee simple as joint tenants FREED AND DISCHARGED from all moneys intended to be secured by and from all claims and - demands under or by virtue of the said Mortgage and to the intent that as regards the property hereby conveyed the said mortgage term shall merge and be extinguished but SUBJECT NEVERTHELESS to and with the - benefit of the reservations conditions exceptions and covenants - contained or referred to in the Conveyance dated the Sixteenth day of August one thousand nine hundred and thirty four mentioned in the - Sixth Schedule hereto so far as the same relate to or affect the - property hereby conveyed and are still subsisting and capable of taking effect and SUBJECT ALSO to the restrictions set forth in the Fifth Schedule hereto and to the covenant on the part of the Purchasers - hereinafter contained

2. THE Purchasers shall stand possessed of the property hereby conveyed UPON TRUST to sell the same with power at discretion to postpone any sale and shall stand possessed of the net proceeds of sale (after - payment of expenses) and of the net rents and profits until sale (after payment of rates taxes costs of insurance repairs and other outgoings)

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pable of takin
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urchasers -

hereby conveye
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her outgoings)

IN TRUST for the Purchasers as joint tenants beneficially

3. ALL the powers which are by the Settled Land Act 1925 or Section 66 of the Law of Property Act 1925 made exercisable with the leave of the Court shall for the purposes of these presents be exercisable at the discretion of the Trustees for sale without any Order of the Court and a Mortgagee shall not be concerned to see for what purpose money is raised and any person dealing for money or moneys worth may assume that all transactions not authorised under any Statutory power have been duly authorised by the persons beneficially interested

4. THE Purchasers for themselves and the persons deriving title under them and to the intent that the burden thereof may run with the property hereby conveyed and every part thereof and be binding on the owner or owners thereof for the time being and that the benefit thereof may run with the whole and every part of the Vendors' adjoining or neighbouring property at Crosshills aforesaid hereby jointly and severally covenant with the Vendor that they the Purchasers and the persons deriving title under them will observe and perform the stipulations and conditions contained in the Fourth Schedule hereto and the restrictions set forth in the Fifth Schedule hereto PROVIDED NEVERTHELESS that the Purchasers shall not be liable for any breach of the said stipulations conditions and restrictions the burden of which runs with the land as aforesaid occurring after they shall have ceased to have any interest in the property hereby conveyed or the part thereof in respect of which the breach occurs but any pecuniary liability under any of the said stipulations conditions and restrictions (whether running with the land or not) shall be a charge upon the property hereby conveyed in favour of the Vendors in addition to and without prejudice to any personal liability of the Purchasers under such covenant

5. AND IT IS HEREBY AGREED AND DECLARED that the walls and/or fences separating the property hereby conveyed from the adjoining property now or lately of the Vendors on the Southerly side thereof are party walls and/or fences within the meaning of Section 38 (1) of the Law of Property Act 1925 and they shall be repairable and maintainable accordingly

6. THE Society hereby acknowledge the right of the Purchasers to production of the documents comprised and described in the Sixth Schedule hereto and to delivery of copies thereof

7. THE Vendors hereby covenant with the Purchasers that so soon as the said documents or any of them shall come into the custody of the Vendor or the persons deriving title under them by reason of the satisfaction of the said Mortgage debt or otherwise they will at the request and cost of the Purchasers or the persons deriving title under them

(a) Give to them a Statutory Undertaking for their safe custody

(b) That after the said documents or any of them shall have so come into custody as aforesaid and until such Undertaking as aforesaid shall be given the Vendors and the persons deriving title under them shall be subject to the same obligations in all respects as if such Undertaking had been given while the said documents were in their custody

8. 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 the sum of Five hundred pounds
IN WITNESS whereof the Vendors and the Society have hereunto affixed their Common Seals and the Purchasers have hereunto set their hands and seals the day and year first hereinbefore written

THE FIRST SCHEDULE hereinbefore referred to

ALL THAT plot of land situate and abutting on Station Road at Cross-hills aforesaid (part of a larger plot of land containing One thousand nine hundred and fifty eight square yards or thereabouts conveyed to the Vendors by the said Conveyance) which said plot of land hereby conveyed includes the whole of a side Road twelve feet wide on the North and the whole width coextensive with the property hereby conveyed of a Back Road nine feet wide on the West and is bounded on or towards the North by property of The Parochial Church Council of the Parish of Kildwick and the Bradford Diocesan Board of Finance on or towards the east by Station Road aforesaid on or towards the South by other part of the said larger plot of land with the dwellinghouse thereon belonging to the Vendors and on or towards the West by proper

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now or formerly of the Trustees of George and John William Ackroyd deceased AND ALSO ALL THAT messuage or dwellinghouse with the out-buildings and conveniences thereto belonging erected on the said plot of land hereby conveyed or on some part thereof and being the most Northerly dwellinghouse of a block of five dwellinghouses recently erected by the Vendors on the said larger plot of land

THE SECOND SCHEDULE hereinbefore referred to

1. RIGHTS of way at all times in common with the Vendors and the Society and their respective successors in title and all other persons entitled or to become entitled to similar rights over and along the whole of the said intended road nine feet wide along the Westerly side of the said larger plot of land as and when the same shall be made and - constructed
2. RIGHTS in common as aforesaid to use such of the sewers and surface water drains and electric cables gas and water mains for the time being in under or over the said larger plot of land as shall be available for the property hereby conveyed
3. THE right to use the combined drainage system recently constructed by the Vendors for the joint use of the said block of five dwellinghouses erected by the Vendors on the said larger plot of land
4. THE right to use all easing troughs spouts and fall pipes with the branch drains thereto now or hereafter intended to be used in common by the said block of five dwellinghouses

THE THIRD SCHEDULE hereinbefore referred to.

1. RIGHTS of way at all times over and along the portions hereby conveyed of the said intended roads
2. RIGHTS at all times to use and make connections with all sewers and surface water drains electric cables gas and water mains and such parts of the said combined drainage system as lie over in or under the property hereby conveyed
3. RIGHTS to use such parts of the said easing troughs spouts and fall pipes with the branch drains thereto as pass with the property hereby conveyed
4. THE right to enter and be upon any portion of the property hereby

conveyed for any of the purposes aforesaid or for the purpose of -
executing any work herein covenanted to be done by the Purchasers with
workmen and others

5. THE right to release waive or vary all or any of the covenants and
restrictions herein contained in connection with any other portion of
the said larger plot of land or to sell the same without all or any of
such covenants and restrictions

6. THE right to grant all such rights as are hereby reserved unto any
person or persons whomsoever

THE FOURTH SCHEDULE hereinbefore referred to

1. AT all times hereafter to duly observe and perform the grantees
covenants contained or referred to in the said Conveyance so far as
the same relate to or affect the property hereby conveyed and are still
subsisting and capable of taking effect and so far as aforesaid to
indemnify the Vendors and the Society and their respective successors
in title from and against all claims demands and expenses consequent
upon any non-observance or non-performance of the same or any of them

2. TO leave open and unbuilt upon such parts of the said intended road
as are comprised in the property hereby conveyed

3. TO bear and pay one fifth part of the expenses of at all times
hereafter keeping in complete repair to the Vendors' satisfaction all
parts of the said intended roads included in the said larger plot of
land

4. TO bear and pay one fifth part of the expenses of at all times -
hereafter repairing and maintaining the said easing troughs spouts
and fall pipes with the branch drains thereto and the said combined
drainage system now serving or intended to serve jointly the said block
of five dwellinghouses

5. IN case the Purchasers shall make default in carrying out the
covenants on their part hereinbefore contained then the Vendors shall
have power to enter on the property hereby conveyed and execute such
works as may be necessary and to recover the proper proportionate part
of the expense incurred from the Purchasers

6. ALL apportionments under the preceding clauses shall be made by the

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Surveyor for the time being of the Vendors whose decision shall be final and shall be paid on demand and be recoverable as liquidated damages and if not so paid shall bear interest after the rate of five pounds per centum per annum and until payment such sum shall be a first charge on the property hereby conveyed

THE FIFTH SCHEDULE hereinbefore referred to

1. THE premises hereby conveyed shall be used as a private dwellinghouse only
2. NO buildings other than the dwellinghouse and premises hereby conveyed shall be erected upon the said plot of land hereby conveyed save with the consent in writing of the Vendors nor shall any wooden erection or building be brought or placed thereon
3. NO wild or domestic animal shall be kept on or in the property hereby conveyed other than a dog and/or cat
4. NO part of the property hereby conveyed shall be used for the reception of refuse ashes or other rubbish of a nature likely to prove injurious to health a nuisance or unsightly

THE SIXTH SCHEDULE hereinbefore referred to

- 23rd February 1923 CONVEYANCE of this date made between Ethel Marie Goiran and Alfred Bairstow Clarkson of the first part Alfred Bairstow Clarkson Ewart Ratcliffe and Ethel Marie Goiran of the second part and Arthur William Fricker of the third part
- 23rd February 1923 MORTGAGE of this date made between Arthur William Fricker of the one part and the Skipton and District Permanent Benefit Building Society of the other part with a Vacating Receipt endorsed thereon dated the Twenty Third day of August one thousand nine hundred and twenty seven
- 16th August 1934 CONVEYANCE of this date made between Arthur William Fricker of the one part and the Vendors of the other part
- 20th October 1934 MORTGAGE of this date made between the Vendors of the first part Eric Lister and Gladys Noel

Lister of the second part and the Society of the
third part

THE COMMON SEAL of Aireworth Park
Estate Limited was hereunto affixed
in the presence of,

Eric Ruster } Directors.
G. H. Lister }
Eric Ruster } Secretary.

THE COMMON SEAL of the Halifax
Building Society was hereunto
affixed in the presence of,

F. Ernest

SECRETARY

SIGNED SEALED and DELIVERED by
the said Joseph King and Edith
King in the presence of,

Joseph King
Edith King

R. W. Wrench,
Solicitor in
W. G. Cunningham & Co.,
Solicitors, Halifax.

Registered at the West Riding Registry of
Deeds at Wakefield the Twelfth of March 1935
at 10.0 a.m. in Volume 37 Page 53
Number 19
W. G. Cunningham Registrar.