

# Samantha Denham

## *Solicitors*

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[Lewis.Bird@arnoldskeys.com](mailto:Lewis.Bird@arnoldskeys.com)

Our ref: SD/ao/Gidney and Jones

14<sup>th</sup> October 2019

Dear Sirs,

### **RE: 12 Rosary Road, Norwich, NR1 1TA**

In readiness for the auction which is set to take place on Wednesday 20<sup>th</sup> November 2019, including this property, please find enclosed the following documents in respect of the full legal pack:

1. Special Conditions of Sale
2. Official copy Entries and Plan for Leasehold Title
3. Official copy Entries and Plan for Freehold Title
4. Official copy Lease
5. Property Information Form
6. Fittings and Contents Form
7. Leasehold Information Form
8. LPE1 Form
9. Certified copy Lasting Power of Attorney
10. Insurance Policy Schedule
11. LLC1 Search results
12. CON29 Search results
13. EPC

Please acknowledge safe receipt.

Yours faithfully,

**SAMANTHA DENHAM**

## SPECIAL CONDITIONS OF SALE

Property: 12 Rosary Road, Norwich, NR1 1TA

1. The Sellers Solicitors are Samantha Denham Solicitors of 10 Cambridge Road, Hastings, TN34 1DJ (reference: SD/ao/Gidney and Jones) telephone 01424 718822/719111; fax 01424 718833.
2. The property sold is Leasehold and known as 12 Rosary Road, Norwich, NR1 1TA as the same is registered at HM Land Registry under title number NK20746 with good leasehold title (“the Property”)
3. Vacant possession will be given on completion.
4.
  - 4.1 The Seller sells with limited title guarantee
  - 4.2 The words “at the Seller’s cost” in section 2.1(b) of the Law of Property (Miscellaneous Provisions) Act 1994 are replaced by the words “at the Buyer’s cost”
5. Title shall be deduced in accordance with Section 110 of the Land Registration Act 1925.
6. The property is sold subject to the contents of the entries in the Property, Proprietorship and Charges Registers of the above title (with the exception of any mortgages or other charges created by the Seller to secure liabilities to third parties) and any other documents referred to in them and the Buyer shall purchase with full knowledge thereof and shall raise no objection or requisition thereon on the basis that all such documents have been made available for inspection by the Buyer prior to auction date.
7. The Buyer shall not be entitled to require the Seller to transfer the Property otherwise than to the Buyer or by more than one transfer at a price greater than that specified in the auction contract.
8. The Property shall be at the risk of the Buyer from the date of this Agreement.
9. The Buyer shall be deemed to have made all searches with the Local Authority and otherwise the sale is subject to any matters contained or referred to in such searches. Further, the Buyer shall on completion reimburse the Seller the cost of all searches carried out by the Seller prior to the auction date, the originals of such searches to be handed to the Buyer or the Buyer’s Solicitors on completion of this Agreement.
10. In the event that the Seller’s Solicitors serve a notice to complete on the Buyer the Buyer shall in addition to the purchase price pay the Seller’s Solicitors legal costs of not less than £150 plus VAT incurred in connection therewith.

11. The Buyer acknowledges that the title to the Property has been deduced to the satisfaction of the Buyer prior to the date of the auction and the Buyer shall not raise any enquiries objections or requisitions in respect thereof after the date of auction and the Buyer shall be deemed to purchase the Property with the full notice and knowledge of the contents of such title and such notice shall not be affected by any partial or incomplete or inaccurate statement as to the contents of the title in the Particulars of Sale or these Special Conditions of Sale.

12. The Buyer admits that:-

12.1 The Buyer has inspected the Property and purchases it with full knowledge of its actual state and condition and takes the Property as it stands. No representation or warranty whatsoever is made or intended to be made in respect of the state of repair or structural condition of the Property.

12.2 The Buyer enters into this contract solely as a result of the Buyers own inspection of the Property and on the basis of the terms of this contract and not in reliance upon any representation or warranty either written, oral or implied made by or on behalf of the Seller.

12.3 The Seller makes no representations or warranties as to the use of the Property as authorised or permitted under the Town and Country Planning Acts from time to time in force in relation to town and country planning nor representations or warranties in respect of any listed building status in which respect the Buyer shall be responsible for making his own enquiries and complying therewith in full.

13. The Seller having supplied answers to standard preliminary enquiries will not be obliged to answer any further or additional enquiries howsoever delivered whether prior to or upon or subsequent to the date of auction and the Buyer shall make no objections if the Seller declines to answer any further or additional preliminary enquiries.

14. The Seller reserves the right to vary these Special Conditions of Sale at any time prior to the auction.

15. All amounts payable hereunder shall be exclusive of Value Added Tax and if appropriate the Buyer shall in addition to the purchase price pay Value Added Tax thereon and any other amounts referred to in the General or Special Conditions of Sale. Value Added Tax on any amounts payable under these conditions shall remain a debt due from the Buyer to the Seller in the event of non-payment on completion and this clause shall not merge on completion of the contract.

16. All obligations which remain to be performed after the date of actual completion shall continue in full force and effect notwithstanding completion and shall not merge in the Transfer to the Buyer.

17. (a) This agreement incorporates the General Remarks and Common Auction Conditions . Where there is a conflict between those Conditions and this Agreement, this Agreement prevails.

(b) Terms used or defined in this Agreement have the same meaning when used in the Conditions .

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 NK20746

Edition date 03.04.2006

This official copy shows the entries on the register of title on 03 JUN 2019 at 12:29:27.

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 03 Jun 2019.

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, Kingston Upon Hull Office.

## A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

NORFOLK : NORWICH

- 1 (23.11.1973) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 12 Rosary Road, Norwich, (NR1 1TA).
- 2 The land has the benefit of a right of way over and drainage under the passageway leading from the back into Riverside Road on paying a proportionate part of the expenses for keeping the same in repair.
- 3 Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 

Date	: 27 March 1890
Term	: 999 years from 25 March 1890
Rent	: £40 rising to £90 then £101.2.0
Parties	: (1) Ecclesiastical Commissioners for England (2) Robert Aspland Cooper
- 4 By a Deed dated 23 June 1892 made between (1) Ecclesiastical Commissioners for England and (2) Robert Aspland Cooper the terms of the lease were varied.
- 5 By a Deed dated 31 July 1898 made between (1) Ecclesiastical Commissioners for England and (2) Isaac Bugg Coaks the terms of the lease were further varied.
- 6 By an Assignment which included the land in this title and other land dated 2 May 1901 made between (1) Isaac Bugg Coaks (2) John Brett and (3) Ecclesiastical Commissioners for England the terms of the lease were further varied and the rent payable under the lease was formally appointed as to £19.16s.8d in respect of the land thereby assigned.
- 7 By an Assignment which included the land in this title and other land dated 30 March 1903 made between (1) John William Sewell, Gerald James Barnes, John Neville Brereton and Henry Read Culley (2) Harry Pearce Gauld and (3) Frank Price the rent of £19.16s.8d apportioned by the said Assignment dated 2 May 1901 was informally apportioned as to £10.16s.8d as to the land thereby assigned and as to £9 to the

## A: Property Register continued

remainder of the land comprised in the said Assignment. Neither the Original Assignment nor a certified copy or examined abstract thereof was produced on first registration.

- 8 By an Assignment which included the land in this title and other land dated 16 February 1920 made between (1) George Gregory Stowers (Vendor) and (2) H Thompson & Sons Limited the rent of £10.16s.8d was further informally apportioned as to £4 to the land thereby assigned and as to £16.16s.8d to the remainder of the land comprised in the said Assignment dated 30 March 1903. The said Assignment dated 16 February 1920 also contains covenants for paying the rent thereby apportioned.
- 9 By an Assignment of the land in this title dated 6 September 1965 made between (1) H Thompson & Sons Limited (Vendor) and (2) Nancy Palmer Jones (Purchaser) the said apportioned rent of £4 was further informally apportioned as to £1 to the land in this title.
- 10 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title good leasehold

- 1 (12.08.1999) PROPRIETOR: CORDELIA MARGARET GIDNEY of 12 Rosary Road, Norwich NR1 1TA.
- 2 (12.08.1999) The covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor are modified.

## C: Charges Register

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

- 1 The part of the passageway at the back included in the title is subject to rights of way and drainage.

## End of register

**These are the notes referred to on the following official copy**

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

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# H.M. LAND REGISTRY

TITLE NUMBER

## NK 20746

ORDNANCE SURVEY  
PLAN REFERENCE

COUNTY SHEET  
NORFOLK

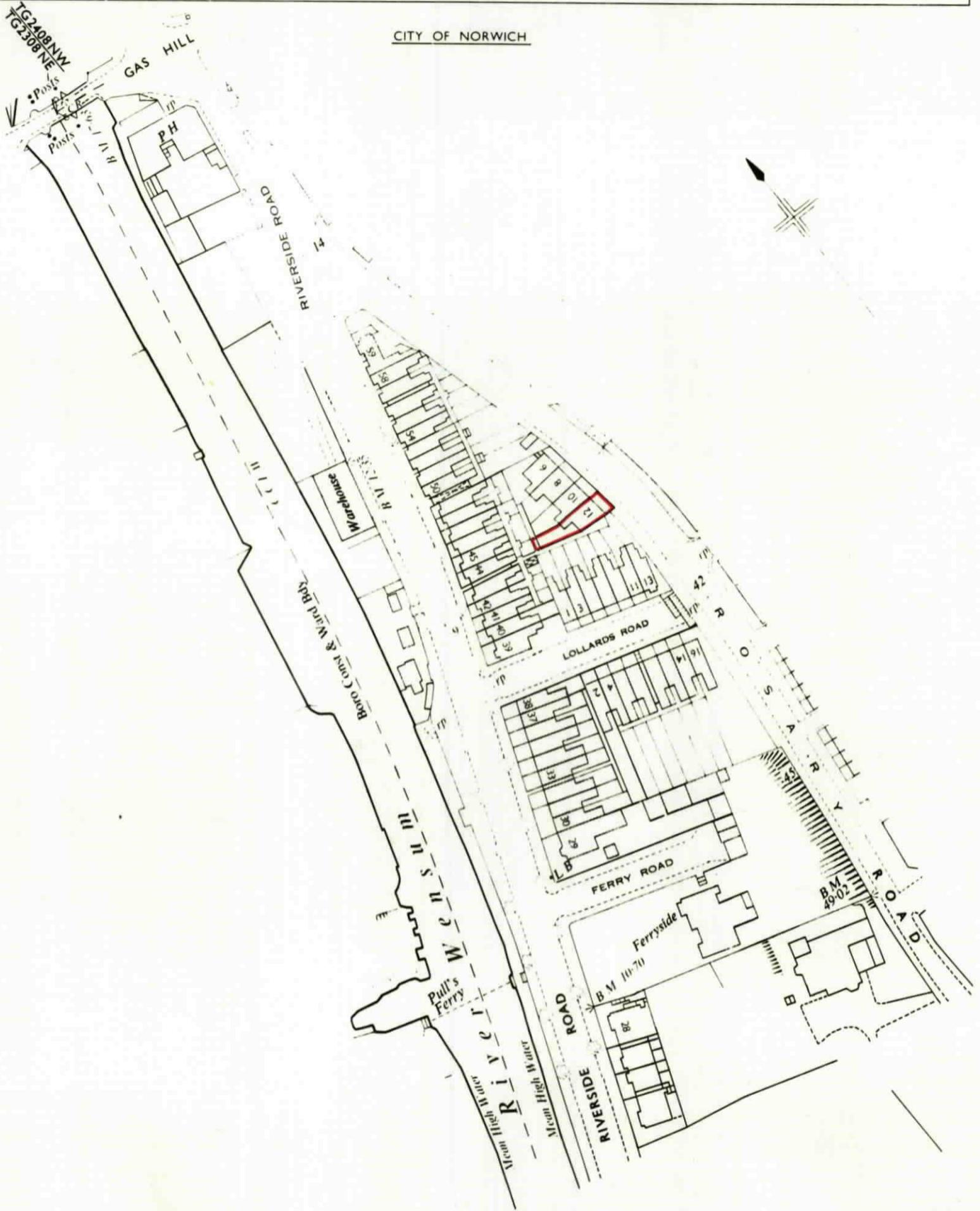
NATIONAL GRID  
TG 2308

SECTION  
AA

Scale: 1/1250

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CITY OF NORWICH



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# Official copy of register of title

Title number NK45284

Edition date 28.05.2019

This official copy shows the entries on the register of title on 03 JUN 2019 at 12:46:42.

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 03 Jun 2019.

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, Kingston Upon Hull Office.

## A: Property Register

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

NORFOLK : NORWICH

- 1 (17.02.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 5 and 9 (odd) Lollards Road, 39 to 43 Riverside Road and 6 to 12 (even) Rosary Road, Norwich.
- 2 (11.03.1997) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. The property description has been altered to reflect the land remaining in the title.
- 3 (27.09.2002) The land has the benefit of the following rights reserved by the Transfer dated 18 June 2002 referred to in the Charges Register:-  
  
"Rights reserved for the benefit of other land  
  
There shall be reserved in relation to the adjacent properties owned by the Transferor all existing easements and rights in the nature of easements as shall exist at the date hereof whether in favour of the Transferor or any lessee of such adjacent land as though the land and such adjacent land were in separate ownership as at the date hereof."
- 4 (24.12.2002) The land has the benefit of the rights reserved by the Transfer dated 23 October 2002 referred to in the Charges Register which are in identical terms to those contained in the Transfer dated 18 June 2002 referred to above.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (06.02.2018) PROPRIETOR: WIDMAN LIMITED (Co. Regn. No. 10725471) of 116 Widney Manor Road, Solihull B91 3JJ.

## 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 and other land dated 31 August 1960 made between (1) The Church Commissioners for England (Commissioners) and (2) Park Ground Rents Limited (Purchaser):-

"EXCEPT NEVERTHELESS AND RESERVING unto the Commissioners and their successors in title the owner or owners for the time being of the adjoining and neighbouring property:-

(a) The free passage of water soil and other services from such adjoining land through any drains watercourses pipes and conduits now existing in or under the said property hereby conveyed or substituted therefor by the Purchaser and

(b) Full and free right and liberty without obtaining the consent of or making any compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said property hereby conveyed to deal in any manner whatsoever with any of the said adjoining or neighbouring property and to erect and maintain or suffer to be erected or maintained on such land any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said property hereby conveyed or any buildings for the time being thereon

(c) All such rights of way and such rights of user of air light and the passage thereof as the Commissioners their lessees or tenants now have or enjoy in through over and upon the said property or any part thereof to for or in respect of any adjoining property"

2 (27.09.2002) The land is subject to the following rights granted by a Transfer of the land edged and numbered NK283942 in green on the title plan dated 18 June 2002 made between (1) Jeffrey Matthey (Transferor) and (2) William Mark Peter Oxley (Transferee):-

"Rights granted for the benefit of the Property

All existing easements and rights in the nature of easements over adjacent properties owned by the Transferor as shall exist at the date hereof whether in favour of the Transferor or any lessee of the Property as though the Property and such adjacent properties were in separate ownership as at the date hereof."

3 (24.12.2002) The land is subject to the rights granted by a Transfer of the land edged and numbered NK287595 in green on the filed plan dated 23 October 2002 made between (1) Jeffrey Matthey (Transferor) and (2) Stella Mead (Transferee) which are in identical terms to those contained in the Transfer dated 18 June 2002 referred to above.

4 (27.04.2010) The land is subject to the lease set out in the schedule of leases hereto.

## Schedule of notices of leases

1	27.04.2010	5 & 9 Lollards Road, 39 - 43 Riverside Road and 6 - 12 (even) Rosary Road	27.03.1890 999 years from 25.3.1890	Lessee's titles  under  titles
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are  
registered  
individual  
-NOTE: Copy filed under NK14570.

End of register

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Title Number NK14570

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ABSTRACT OF LEASE DATED 27TH MARCH 1890.

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1890 March 27th

BY INDENTURE so dated and made between THE ECCLESIASTICAL COMMISSIONERS FOR ENGLAND (hereinafter called "the Lessors") of the one part and ROBERT ASPLAND COOPER of the City of Norwich Wholesale Confectioner (hereinafter called "the Lessee") of the other part

IT WAS WITNESSED that in consideration of the rent hereinafter reserved and of the covenants on the part of the Lessee hereinafter contained the Lessors did thereby grant and demise unto the Lessee

FIRSTYALL THOSE several pieces or parcels of land situate in the Hamlet of Thorpe in the County of the said City of Norwich which with the boundaries dimensions and abuttals of the same respectively were delineated on the plan annexed to the abstracting indenture and thereon coloured pink green brown and yellow together with all buildings standing thereon

AND SECONDLY all that small piece or parcel of land situate in the same Hamlet with the buildings erected thereon formerly used as School buildings with the boundaries dimensions and abuttals thereof was delineated on the said plan and thereon coloured purple the said plan shewing by the coloured brown and yellow the intended roads hereinafter covenanted to be formed and completed by the Lessee and by the colours purple pink and green and by Nos. 6, 7, 8, 9, 10, 11, 12, 13 and 14 the buildings were hereinafter covenanted to be erected by the Lessee

EXCEPT AND RESERVED unto the Lessors the free passage and running of water and soil coming from any other buildings or lands of the Lessors contiguous to the premises thereby demised or any of them in or through the sewers drains and watercourses made or to be made upon or under the said premises

AND EXCEPT AND RESERVED unto the Lessors their Lessees and assigns and all persons authorised by them full and free right and liberty at all times and for all purposes to go pass and repass with or without horses carts and other animals and vehicles over or along the said intended roads coloured brown and yellow upon the said plan which are intended to be respectively called "Ferry Road" "Lollards Road" and "Riverside Avenue" and over and along all the roads if any to be formed or constructed upon any portion of the said thereby demised premises.

TO HOLD the said premises thereby demised (except as therein aforesaid and subject as to the portions thereof respectively comprised therein to the Leases or tenancies in the 1st Schedule thereto respectively mentioned) unto the Lessee for the term of 999 years from the 25th day of March 1890

YIELDING AND PAYING therefor unto the Lessors during the 1st year of the said term the rent of £40 during the 2nd year of the said term the rent of £90. and yearly and every year during the residue of the said term thereby granted the rent or sum of £101. 2. 0. the said several rents to be paid to them their Receivers or Receiver or other their Agents or Agent in that behalf in their or his office for the time being in London or Westminster or elsewhere by equal quarterly payments clear of all deductions (the Landlord's Property Tax Excepted) on the 25th day of March the 24th day of June

the 29th day of September and the 25th day of December in every year the first payment of the said rent of £40 to be considered as due and payable on the 24th June 1890 the first payment of the said ultimate yearly rent of £101. 2. 0. to become due and payable on the 24th June 1892

COVENANT by the Lessee with the Lessors

THAT the Lessee would during all the said term pay the rent thereby reserved by equal quarterly payments according to the reservation thereof and in manner aforesaid AND ALSO pay all sewer rates and all other rates taxes duties charges assessments and outgoings whatsoever then or thereafter to be charged or imposed on the said premises thereby demised or then or thereafter to be charged or imposed on the said premises upon or payable by either landlord or tenant in respect thereof (except as aforesaid) AND ALSO would at his own expense forthwith pull down the buildings thereon erected upon all the said lands thereby demised except such as were included in the said Leases or Tenancies mentioned in the Schedule thereto and during the continuance of such leases or tenancies and except also the buildings upon the said building plots coloured green and Nos. 11, 12, 13 and 14 on the said plan and would deliver to the Lessors or allow the Lessors to remove and carry away for their own use the materials of the said buildings then standing on the said building plot coloured purple and nod 6 on the said plan or at the request of the Lessors or their Surveyor place such materials on any neighbouring or contiguous lands

AND ALSO would at the like expense within 6 calendar months from the date thereof and to the satisfaction in all respects of the Surveyors of the Lessors erect a substantial boundary wall not less than 6 feet in height and not less than 9 inches in thickness with buttresses upon the said lands thereof demised (thereafter sometimes referred to as the demised land) and between the points indicated on the said plan by the letters W and Y and would at the like expense throughout the said term maintain such boundary wall in good repair and condition

AND ALSO would at the like expense within 18 calendar months from the said 25th March 1890 make and complete the whole of the said intended roads coloured brown on the said plan and thereon coloured also named Ferry Road and Lollards Road with proper main drains and sewers thereunder and all paths vaults kerbs channels and or works connected therewith to the satisfaction in all respects of the Surveyors for the time being of the Lessors and of the Corporation of Norwich respectively

AND ALSO that the Lessee or the Corporation of Norwich would at his or their own expense before the 24th June 1891 make and complete the whole of the said intended road coloured yellow on the said plan and thereon named Riverside Road together with proper main drains and sewers thereunder and all paths vaults kerbs channels and or works connected therewith to the satisfaction in all respects of the surveyors for the time being of the Lessors

AND ALSO that the Lessee would at his own expense make and complete all other roads which might with the previous consent in writing of the Lessors or their said surveyors be made upon the demised lands to the satisfaction in all respects of the said Surveyors and in such direction and manner of such width and within such periods as should be fixed by the Surveyors for the time being of the Lessors

AND ALSO would at the like expense until all the aforesaid roads should become repairable as public roads or highways repair and maintain the same in a proper and substantial manner and to the satisfaction in all respects of such surveyors as last therein aforesaid

AND ALSO would at the like expense forthwith commence and proceed to erect and within a period of

8 years from the said 25th March 1890 complete the erection of messuages tenements or dwellinghouses shops warehouses or other erections of buildings with necessary or proper outbuildings thereto upon and so as to cover herewith the whole of the said several buildings plots coloured purple and pink and nod. 6,7,8,9 and 10 on the said plan and that each of such messuages tenements or dwellinghouses shops warehouses or other erections or buildings with the outbuildings (if any) to the same belonging should be of a clear letting value of not less than £12. per annum

AND THAT every dispute which might arise as to the letting value of any such messuage tenement or dwellinghouse shop warehouses or other erection or building as aforesaid should be submitted to and decided by the Surveyors for the time being of the Lessors And would in the erection and execution of all such messuages tenements or dwellinghouses shops warehouses and other erections buildings and outbuildings as aforesaid use materials of the best quality of their several kinds.

AND THAT no messuage tenement or dwellinghouses or shop warehouse or other erection buildings or outbuildings to be erected as aforesaid upon any part of the said building plot coloured pink and Nod. 7 on the said plan should exceed in height 36 feet above the level of the ground upon which the same should be erected

AND ALSO WOULD AT THE LIKE EXPENSE and to the satisfaction of and within the periods appointed by the Surveyors for the time being of the Lessors construct proper drains or sewers leading from the said several messuages tenements or dwellinghouses shops warehouses erections buildings and outbuildings so to be erected as aforesaid into the main sewer under such of the said roads as should be adjacent or contiguous thereto

AND ALSO would at the like expense as occasion should require throughout the said term well and substantially maintain pave empty cleanse and keep the said messuage tenements or dwellinghouses shops warehouses erections buildings and outbuildings thereinbefore covenanted to be erected and all other buildings thereafter to be erected on the demised lands and all conveniences drains and sewers appertaining to the same respectively in good and substantial repair and condition

AND ALSO would not use or permit to be used any such messuage tenements or dwellinghouse shop warehouse erections or buildings as aforesaid as or for a public house hotel tavern inn or beer shop or for the sale of wines beer or spirits nor for any illegal or immoral purpose

AND ALSO would not carry on or permit to be carried on upon any such messuage tenement or dwellinghouse or building or on any part thereof any noisy noxious or offensive trade business or occupation

AND WOULD not suffer it to be done upon the said premises or any part thereof any act matter or thing which might be or tend to the annoyance nuisance or damage of the Lessors or any of the Lessees tenants or occupiers of any houses belonging to the Lessors or of the neighbourhood

but the Lessee might nevertheless use or permit it to be used as a public house restaurant hotel or inn one such messuage tenement or dwellinghouse only to be erected on such a site upon the said demised premises as the surveyors for the time being of the Lessors should select or approve for the purpose

AND ALSO would with the best materials paint twice in oils colours and white lead in a proper and sufficient manner in every 8th year of the said term the inside parts of every such messuage tenement or dwellinghouse shop warehouse erection or building usually painted or which ought to be painted

AND ALSO in every 4th year of the said term the outside parts of the same usually painted or which ought to be painted including all external fences.

AND ALSO that it should be lawful for the Lessors or their Surveyors for the time being either alone or with workmen at all reasonable times to enter into or upon the premises thereby demised or any part thereof to view and examine the state and condition thereof and of the reparation of the same. AND THAT all defects decays and wants of reparation which upon such view should be found and for the amendment of which notice in writing should be left for the Lessee on the said premises he would within 6 calendar months next after every such notice well and substantially repair amend and supply accordingly

AND ALSO would at the like expense forthwith after the erection of any such messuage tenement or dwellinghouse shop warehouse erection or building thereinbefore covenanted to be erected as aforesaid insure and throughout the said term keep the same (and all buildings for the time being on the demised premises insured for loss or damage by fire in the Norwich Union Fire Insurance Society or some other well known Fire Insurance Office to be previously approved by the Lessors in the joint names of the Lessors and the Lessee in 4/5ths parts at the least of the full value thereof, AND would from time to time upon the request of the Lessors yearly and every year produce to the Lessors or their Receivers Agents or Agent for the time being the receipt for the premium on such insurance for the then current year.

AND that in default of such insurance or insurances being so effected or such receipt or receipts being so produced as aforesaid it should be lawful for the Lessor to insure or caused to be insured in manner thereinbefore mentioned such messuages tenements or dwellinghouse or buildings and to pay the premium or premiums payable in respect thereof and to charge the Lessee with the amount thereof

AND THAT the Lessee would reimburse the same to the Lessors from time to time within one month after demand or in default of payment thereof then that the same should be recoverable as if the same were rent reserved by the abstracting Indenture and in arrear

AND THAT in case any of the said messuages<sup>tenement</sup> or dwellinghouses shops warehouses erections or buildings should be destroyed or damaged by fire the Lessee would from time to time with all convenient speed rebuild or substantially repair reinstate and make fit the same for habitation occupation or use to the satisfaction of the Surveyor for the time being of the Lessors

AND THAT the money to be received in respect of such insurance should be applied for that purpose

AND THAT in case the same should not be sufficient the Lessee would make good every such deficiency.

AND ALSO would not until all the said intended roads coloured brown and yellow and named Ferry Road Lollards Road and Riverside Road on the said plan should have been completed as aforesaid to the satisfaction of the Surveyors for the time being of the Lessors assign or sub-demise without the licence in writing of the Lessors first had and obtained all or any part of the premises hereby demised except the intended road coloured yellow and named Riverside Avenue on the plan which the Lessee was to be at liberty forthwith to assign to the Body Corporate of the City of Norwich for the residue of the term thereby created free from rent and to be appropriated as a public road AND ALSO would before any assignment of the premises thereby demised or of any part thereof for the whole of the said term (other than an assignment at an apportioned rent as therein-after mentioned) deliver to the Lessees a notice in writing specifying the name address and description of the person or persons to whom the assignment was to be made

AND ALSO would within 3 calendar months after any such assignment produce or cause to be produced the Deed or instrument by which such assignment should purport to be affected for the purpose of entering a memorandum of such assignment in a register to be kept for that purpose the Lessee paying at the time of delivering such notice a fee of half a guinea AND ALSO that the Lessee would at the expiration or sooner determination of the said term peaceably surrender and yield up unto the Lessors all singular the premises thereby demised in such state and condition in all respects as should be consistent with the due performance and observance of the severall covenants thereinbefore contained

PROVISO that if at any time thereafter the said rent thereby reserved or the said contingent sum or sums of money thereby made recoverable in the same manner as the said rent or any part thereof respectively should be behind or unpaid for 21 days after the same should become due whether the same should have been legally demanded or not or in case the Lessees should not truly perform observe and keep all and singular the Covenants and Provisions thereinbefore contained it should be lawful for the Lessors at any time thereafter and notwithstanding the waiver of any previous right to re-entry into or upon the premises thereby demanded or any part thereof in the name of the whole to re-enter and then and thenceforth the said term thereby granted should absolutely cease and determine

COVENANT by the Lessors with the Lessee

THAT the Lessors had not at any time theretofore done committed or executed or willingly permitted any act matter or thing whatsoever whereby or by means whereof they were prevented from granting a lease of the premises thereby demised or any part thereof in manner thereinaforesaid

PROVISO that when and so soon as all the said intended roads coloured brown and yellow and named Merry Road Lollards Road and Riverside Avenue upon the said plan should have been completed as aforesaid to the satisfaction of the Surveyors for the time being of the Lessors and subject to the provisions thereafter contained Then if the Lessee (having duly paid the rent thereby reserved and performed observed and kept the covenants on his part therein before contained) should at any time or times thereafter assign all the four plots coloured green and No. 11, 12, 13 and 14 on the said plan and any buildings erected thereon at any appointed yearly rent of £16 or should at any time or times thereafter assign any one of the said 4 plots coloured green and No. 11, 12, 13 and 14 on the said plan and any buildings erected thereon at an apportioned yearly rent of £4 or should at any time or times

thereafter assign any part of the said building plots distinguished by the colours purple and pink and the numbers 6,7,8,9 and 10 on the said plan and the messuages tenements or dwellinghouses shops warehouses erections buildings and outbuildings then erected thereon at the apportioned yearly rent equivalent to 4 shillings and 7 pence square rod of the area of the land so assigned (but so that such last mentioned apportioned yearly rent should not at any time be less than £5 nor more than 1/5th part of the clear annual letting value of the messuages tenements or dwellinghouses shops warehouses erections or buildings then erected upon the land so assigned and if the Lessee should deliver to the Lessors a duplicate or triplicate of the assignment whereby any such land and the messuages tenements or dwellinghouses or buildings thereon should be so assigned duly executed by all parties thereto except the Lessors and properly stamped every such assignment to have a plan thereon showing with accuracy the area dimensions boundaries and position of the land thereby assigned (with the distance to the corner of every abutting road) and the number and position of the messuages tenements or dwellinghouses or buildings erected on such land and if every such assignment should be in the form set out in the 2nd Schedule thereunder written or as near thereto as the circumstances of each such assignment would permit then and in every such case the apportioned yearly rent payable under or by virtue of every such assignment should be the only portion of the said ultimate yearly rent of £101. 2. 0. thereby reserved which the Lessee and his assigns should thenceforth be liable to pay in respect of the premises comprised in such assignment

AND SUCH assign or assigns his or their executors administrators or assigns should thenceforth hold the said premises subject only to the payment of the said apportioned yearly rent payable under or by virtue of such assignment and to the performance and observance of the covenants on the part of the Lessee and the conditions therein contained so far and so far only as the same should respectively relate to or effect the premises thereby assigned and in the same manner in all respects as if such premises had by the abstracting Indenture alone been demised at such apportioned yearly rent and subject only to such covenants and conditions

AND thereupon and thenceforth the proviso for re-entry thereinbefore in any such assignment contained should in favour of the Lessee only operate and authorize the Lessors to re-enter into or upon the premises comprised in such assignment in the event of the nonpayment of the apportioned yearly rent payable under or by virtue of the said assignment or of the nonperformance or nonobservance of any of the Covenants on the part of the Lessee and conditions therein contained so far as the same respectively related to or affected the premises thereby assigned.

PROVISO that the proviso lastly thereinbefore contained should not nor should the execution of any such last mentioned assignment pursuant to the provisions thereof or the proviso for re-entry or any other clause or proviso in such assignment contained

in anywise effect the liability of the Lessee to pay such part of the said ultimate yearly rent of £101. 2. 0. thereby reserved as should not be so apportioned by any such assignment as aforesaid and as should remain payable in respect of such part of thereby demised premises as should not be the subject of any such last mentioned assignment or to perform observe and keep the covenants on his part and conditions therein contained so far as they related to such last mentioned premises or prejudice the right of the Lessors as against the Lessee under the proviso for re-entry therein before contained to re-enter upon all or any of such last mentioned premises

FURTHER PROVISIO that after the whole of the said building plots coloured purple pink and green and No. 6,7,8,9,10,11,12, 13 and 14 on the said plan except a residue thereof consisting of a portion thereof not less than 15 square rods should have been assigned at apportioned rents in manner aforesaid such residue with the buildings erected thereon should not be assigned at such apportioned rent or apportioned rents as aforesaid unless and until the amount or amounts of such apportioned rent or rents should have been approved by the surveyors for the time being of the Lessors

FURTHER PROVISIO that no such apportionment of any part of the said ultimate yearly rent of £101. 2. 0. thereby reserved should be valid and effectual as between the Lessors and the Lessee until the buildings covenanted to be erected upon the land comprised in the assignment affecting such apportionment should be erected and covered in but notwithstanding that proviso the said apportionment should be valid and effectual as between the Lessee and his assigns as from the date of such assignment

FURTHER PROVISIO that in the event of the Lessee with such consent as aforesaid making any road or roads over and across any of the demised lands other than and besides the said intended roads coloured brown and yellow on the said plan the sum per square rod of the land assigned by any such assignment as aforesaid by reference to which the apportioned yearly rent to be thereby made payable was calculated should be proportionately increased to the satisfaction of the Surveyors for the time being of the Lessors.

FURTHER PROVISIO that abstracting Indenture should be construed and the successors and the assigns of the said Ecclesiastical Commissioners and the heirs executors administrators and assigns of the said R. A. Cooper should be bound by and be entitled to the benefit of the abstracting Indenture and the term thereby created and the Covenants conditions and agreements contained in like manner as if they had been respectively named therein next after the words "Lessors" and "Lessee" respectively throughout so far as the same would admit and unless the content or the nature of the case might require a different construction

THE FOLLOWING is a Copy of

THE FIRST SCHEDULE to the abstracted Indenture

A LEASE for a term of 21 years from 7th day of December 1881 at the yearly rent of £10 created by an Indenture of Lease dated the 28th day of February 1883 and made between The Dean and Chapter of the Cathedral Church of the Holy and Undivided Trinity of Norwich of the one part and the British Gas Light Company Limited of the other part The tenancy of James Hobrough under an agreement for a Lease for a term of years which will expire at Midsummer 1890 at the yearly rent of £10

THE FOLLOWING IS A COPY OF  
THE SECOND SCHEDULE TO THE ABSTRACTED INDENTURE FORM  
OF ASSIGNMENT

This Indenture made the \_\_\_\_\_ day of \_\_\_\_\_ 18  
Between Robert Aspland Cooper of the City of Norwich wholesale confectioner  
(hereinafter called "the Lessee") of the 1st part

(hereinafter called the purchaser) of the 2nd part And the Ecclesiastical Commissioners for England (hereinafter Called "the Lessors") of the 3rd part Whereas by an Indenture of Lease dated the \_\_\_\_\_ day of \_\_\_\_\_ 1890 and made between the Lessors of the one part and the Lessee of the other part The piece or parcel of land and hereditaments hereinafter described and intended to be hereby assigned and comprised in the Schedule hereunder written were (with other hereditaments) demised by the Lessors unto the Lessee his executors administrators and assigns for the term of 999 years from the 25th day of March 1890 at the yearly rents thereby reserved and under and subject to the covenants conditions and provisions in the now reciting Indenture of Lease contained and on the part of the Lessee his executors administrators and assigns to be observed and performed AND whereas the Lessee has agreed to sell to the Purchaser at the price of £ \_\_\_\_\_ the said piece or parcel of land and hereditaments hereinafter described and intended to be hereby assigned and comprised in the Schedule hereby written for the residue now unexpired of the said term of 999 years subject to the apportioned rent of £ \_\_\_\_\_ part of the yearly rent reserved by and to the Lessees Covenants and conditions and provisions contained in the said recited Indenture of Lease so far as such Covenants conditions and provisions affect the same piece or parcel of land and hereditaments and Whereas upon the Treaty for the said sale it was agreed that the Lessors should be made party to these presents and that the Purchaser should enter into the Covenants with them hereinafter contained and also that these presents should contain the proviso hereinafter contained NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of £ \_\_\_\_\_ to the Lessee paid by the purchaser (the receipt whereof the Lessee doth hereby acknowledge) the Lessee as beneficial owner hereby assigns unto the said purchaser All that piece or parcel of land and hereditaments described in the Schedule/<sup>hereunder</sup> written and for the better identification thereof delineated and coloured on the plan drawn in the margin hereof TO HOLD the same unto the purchaser his executors administrators and assigns for all the residue now unexpired of the said term of 999 years created by the said recited Indenture of Lease nevertheless subject to the apportioned annual rent of £ \_\_\_\_\_ part of the said yearly rent reserved by the said recited Indenture of Lease and subject also <sup>to</sup> the the Lessees covenants and the conditions and provisions in the same Indenture contained so far as they affect the said piece or parcel of land and hereditaments expressed to be hereby assigned And the purchaser hereby covenants with and grants to the Lessors their successors and assigns and as a separate covenant with the Lessor that the purchaser his executors administrators or assigns will henceforth during the said

term pay to the Lessors their successors and assigns or to their Receiver or Receivers the said apportioned annual rent of £            by equal quarterly payments on the 25th March the 24th June the 29th September and the 25th December in every year clear of all deductions (landlord's property tax excepted) the first quarterly payment of the said apportioned yearly rent to be made on the            day of            18    AND also that the purchaser his executors administrators or assigns will henceforth during the said term observe perform and keep all and singular the Lessees covenants and conditions and provisions in the said recited Indenture of Lease contained so far as they affect the said piece or parcel of land and hereditaments expressed to be hereby assigned And the purchaser hereby also covenants with the Lessee that the purchaser his executors administrators or assigns will at all times hereafter keep indemnified the Lessee his executors and administrators and his or their estate and effects from the payment of the said apportioned yearly rent and the observance and performance of the said Covenants conditions and provisions and all claims and demands on account thereof PROVIDED ALWAYS and it is hereby agreed and declared that if the said apportioned annual rent of £            or any part thereof shall be in arrear and unpaid for 21 days next after any of the days whereon the same ought to be paid as aforesaid whether the same shall have been legally demanded or not or if there shall be any breach non observance or non performance of all or either of the covenants by the purchaser with the Lessors hereinbefore contained then and in any of the said cases it shall be lawful for the Lessors at any time thereafter and notwithstanding the waiver of any previous right of reentry into and upon the said piece or parcel of land and hereditaments expressed to be hereby assigned or any part thereof in the name of the whole to reenter and then and from thenceforth the said term of 999 years shall absolutely cease and determine PROVIDED ALWAYS that the apportionment of the said yearly rent hereby affected shall not be valid and effectual as between the Lessees and the Purchaser until the buildings by the said Indenture of Lease covenanted to be erected upon the land comprised herein shall be erected and covered in but notwithstanding this proviso such apportionment shall be valid and effectual as between the Lessee and the Purchaser as from the date of these presents IN WITNESS where of the said persons parties to these presents of the first and second parts have hereunto set their hands and seals and the Lessors have caused their common seal to be hereunto affixed the day and year first above written

THE SCHEDULE TO WHICH THE ABOVE WRITTEN INDENTURE OF ASSIGNMENT REFERS.

ALL THAT piece or parcel of land situate on the            side of a New Road called            and on the            side of a new road called            in the Hamlet of Thorpe in the County of the City of Norwich which piece or parcel of land is with the boundaries dimensions and abuttals thereof delineated and coloured on the plan drawn in the margin of the foregoing presents and is part of the building plot coloured            and numbered            on the plan annexed to the hereinbefore recited Indenture of Lease of the day of            1890 together with the            severel messuages or dwellinghouses erected and standing on the said piece or parcel of land

SEALED by the Ecclesiastical Commissioners for England and  
duly attested.

# Law Society Property Information Form (3rd edition)

Address of the property

12 ROSARY ROAD  
NORWICH  
NORFOLK

Postcode NR1 1TA

Full names of the seller

CORDELIA GIDNEY

Seller's solicitor

Name of solicitor's firm

SAMANTHA DENHAM SOLICITORS

Address

10 CAMBRIDGE ROAD  
HASTINGS  
EAST SUSSEX TN34 1DJ

Email

SDENHAMSOLICITOR@AOL.COM

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.

**It is important that sellers and buyers read the notes below.**

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?  | <input checked="" type="checkbox"/> Seller | <input type="checkbox"/> Neighbour            |
| _____             | <input type="checkbox"/> Shared            | <input type="checkbox"/> Not known            |
| (b) on the right? | <input type="checkbox"/> Seller            | <input type="checkbox"/> Neighbour            |
| _____             | <input type="checkbox"/> Shared            | <input checked="" type="checkbox"/> Not known |
| (c) at the rear?  | <input checked="" type="checkbox"/> Seller | <input type="checkbox"/> Neighbour            |
| _____             | <input type="checkbox"/> Shared            | <input type="checkbox"/> Not known            |
| (d) at the front? | <input checked="" type="checkbox"/> Seller | <input type="checkbox"/> Neighbour            |
| _____             | <input type="checkbox"/> Shared            | <input type="checkbox"/> 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 20 years? If Yes, please give details:  Yes  No

\_\_\_\_\_

1.4 During the seller's ownership, has any land previously forming part of the property been sold or has any adjacent property been purchased? 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? If Yes, please give details:  Yes  No

\_\_\_\_\_

## 1 Boundaries (continued)

- 1.6 Has any notice been received under the Party Wall 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: [www.gov.uk](http://www.gov.uk).

**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: [www.voa.gov.uk](http://www.voa.gov.uk).

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(s)

- (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: [www.planningportal.gov.uk](http://www.planningportal.gov.uk).

#### 4 Alterations, planning and building control (continued)

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?  
If Yes:

Yes

No

(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.

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 Alterations, planning and building control (continued)

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

- Yes  No  
 Not known

If Yes:

(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

- Yes  No  
 Enclosed  To follow

## 5 Guarantees and warranties (continued)

(g) Central heating

- Yes  No  
 Enclosed  To follow

(h) Underpinning

- Yes  No  
 Enclosed  To follow

(i) Other (please state):

- Enclosed  To follow

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

- Yes  No

## 6 Insurance

6.1 Does the seller insure the property?

- Yes  No

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

(a) subject to an abnormal rise in premiums?

- Yes  No

(b) subject to high excesses?

- Yes  No

(c) subject to unusual conditions?

- Yes  No

(d) refused?

- Yes  No

If Yes, please give details:

6.3 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.defra.gov.uk](http://www.defra.gov.uk).

- 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

*(Empty box for answer to 7.1)*

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          | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (b) Sewer flooding        | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (c) Surface water         | <input type="checkbox"/> Yes | <input type="checkbox"/> 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): |                              |                             |

*(Empty box for answer to 7.2(f))*

- 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.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

### 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.hpa.org.uk](http://www.hpa.org.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                        | <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 Environmental matters (continued)

- 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: [www.gov.uk](http://www.gov.uk).

- 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.  Yes  No  
 Enclosed  To follow

Further information about the Green Deal can be found at: [www.gov.uk/decc](http://www.gov.uk/decc).

### Japanese knotweed

**Note:** Japanese knotweed is an invasive plant that can cause damage to property. It can take several years to eradicate.

- 7.8 Is the property affected by Japanese knotweed?  Yes  No  
 Not known
- If Yes, please state whether there is a Japanese knotweed management plan in place and supply a copy.  Yes  No  
 Not known  
 Enclosed  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:  Yes  No

MAINTENANCE OF PASSAGE THROUGH TO RIVERSIDE ROAD, UNDER TERRACE BEHIND PROPERTY

## 8 Rights and informal arrangements (continued)

8.2 Does the property benefit from any rights or arrangements over any neighbouring property? If Yes, please give details:

Yes

No

SEE 8-1

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 of any of the following rights or arrangements which affect 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

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

Yes

No

(e) Chancel repair liability

Yes

No

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

Yes

No

If Yes, please give details:

8.5 Are there any other rights or arrangements affecting the property? If Yes, please give details:

Yes

No

### Services crossing the property or neighbouring property

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

Yes

No

Not known

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

Yes

No

Not known

## 8 Rights and informal arrangements (continued)

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

- Yes       No  
 Not known  
 Enclosed       To follow

If Yes, please supply a copy or give details:

## 9 Parking

9.1 What are the parking arrangements at the property?

PARKING WITH A PERMIT ALLOWED ON RIVERSIDE ROAD

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 Occupiers (continued)

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: [www.gov.uk](http://www.gov.uk).

### 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

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

## 12 Services (continued)

### Central heating

12.3 Does the property have a central heating system?

Yes  No

If Yes:

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

GAS COMBI BOILER

(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.

\_\_\_\_\_ Date

Not known  
 Enclosed  To follow

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

Yes  No

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

\_\_\_\_\_ Year  Not known  
 Enclosed  To follow  
 Not available

### Drainage and sewerage

**Note:** Further information about drainage and sewerage can be found at: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

12.4 Is the property connected to mains:

(a) foul water drainage?

Yes  No  
 Not known

(b) surface water drainage?

Yes  No  
 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?

Yes  No

(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 Services (continued)

- 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.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

- 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?  Yes  No  
 Enclosed  To follow  
 If Yes, please supply a plan showing the location of the system and how access is obtained.

## 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

Location of meter

**Mains gas** Yes  No

Provider's name

Location of meter

**Mains water** Yes  No

Provider's name

Location of stopcock

Location of meter, if any

**Mains sewerage** Yes  No

Provider's name

**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

[Empty text box for special requirements]

14.3 Does the sale price exceed the amount necessary to repay all mortgages and charges secured on the property?  Yes  No

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:  ..... SIMON GIDNEY .....

Dated: 30 JUN 2019 .....

Signed: .....

Dated: .....

Each seller should sign this form.

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

# Law Society Fittings and Contents Form (3rd edition)

Address of the property

12 ROSARY ROAD  
NORWICH  
NORFOLK

Postcode NR1 0 1TA

Full names of the seller

CORDELIA GIDNEY

Seller's solicitor

Name of solicitor's firm

SAMANTHA DENHAM SOLICITORS

Address

10 CAMBRIDGE ROAD  
HASTINGS  
EAST SUSSEX TN34 1DJ

Email

SDENHAMSOLICITOR@AOL.COM

Reference number

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

**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"/>	<input type="text"/>	
Radiators/wall heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Night-storage heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Free-standing heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Gas fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Electric fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Light switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Roof insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Window fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Window shutters/grilles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Internal door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
External door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Doorbell/chime	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	

## 1 Basic fittings (continued)

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

## 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Extractor hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Oven/grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Cooker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Refrigerator/fridge-freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Tumble-dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Washing machine	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
<i>Other items (please specify)</i>							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="text"/>	

### 3 Bathroom

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

### 4 Carpets

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

**5**

**Curtains and curtain rails**

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

## 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"/>	<input type="text"/>	<input type="text"/>
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other rooms (please specify)</i>					
	<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"/>

## 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"/>	<input type="text"/>	<input type="text"/>
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>

## 7 Fitted units (continued)

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

## 8 Outdoor area

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

## 9 Television and telephone

	Included	Excluded	None	Price	Comments
Telephone receivers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Television aerial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
Radio aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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"/>	
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	
Liquefied Petroleum Gas (LPG)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	

## 11 Other items

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

Signed:  SIMON GIDNEY

Dated: 30 JUN 2019

Signed: .....

Dated: .....

Each seller should sign this form.

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

# Leasehold Information Form (2nd edition)

TA7

Address of the property

12 ROSARY ROAD  
NORMCH  
NORFOLK

Postcode NR1 1UA

Full names of the seller

CORDELIA GIDNEY

Seller's solicitor

Name of solicitors firm

SAMANTHA DENHAM SOLICITORS

Address

10 CAMBRIDGE ROAD  
HASTINGS  
EAST SUSSEX TN34 1DJ

Email

SDENHAM.SOLICITOR@AOL.COM

Reference number

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' means the leasehold property being sold
- 'Building' means the building containing the property
- 'Neighbour' means those occupying flats in the building

Instructions to the seller

The seller should provide all relevant documentation relating to the lease when they return this completed form to their solicitor. This may include documents given to the seller when they purchased the property, or documents subsequently given to the seller by those managing the property.

Instructions to the seller and the buyer

Please read the notes on *TA6 Property Information Form*



The Law Society

1 of 6

[www.lawsociety.org.uk](http://www.lawsociety.org.uk)

Laserform International 12/10

**1**

1.1 What type of leasehold property does the seller own? ('Flat' includes maisonette and apartment).

- Flat
- Shared ownership
- Long leasehold house

1.2 Does the seller pay rent for the property? If Yes:

- Yes
- No

(a) How much is the current yearly rent?

£

(b) How regularly is the rent paid (e.g. yearly)?

Payments

**2**

2.1 Please supply a copy of:

- (a) the lease and any supplemental deeds
- (b) any regulations made by the landlord or by the tenants' management company additional to those in the lease

- Enclosed
- To follow
- Already supplied
- Enclosed
- To follow
- Not applicable

2.2 Please supply a copy of any correspondence from the landlord, the management company and the managing agent.

- Enclosed
- To follow

2.3 Please supply a copy of any invoices or demands and any statements and receipts for the payment of:

*BUYER IS ALREADY AWARE OF FREEHOLDER / SERVICE CHARGES*

- (a) maintenance or service charges for the last three years
- (b) ground rent for the last three years

- Enclosed
- To follow
- Not applicable
- Enclosed
- To follow
- Not applicable

2.4 Please supply a copy of the buildings insurance policy:

- (a) arranged by the seller and a receipt for payment of the last premium, or
- (b) arranged by the landlord or management company and the schedule for the current year

- Enclosed
- To follow
- Enclosed
- To follow

2.5 Have the tenants formed a management company to manage the building? If Yes, please supply a copy of:

- Yes
- No

- (a) the Memorandum and Articles of Association
- (b) the share or membership certificate
- (b) the company accounts for the past three years

- Enclosed
- To follow
- Enclosed
- To follow
- Enclosed
- To follow

3

3.1 Does the landlord employ a managing agent to collect rent or manage the building?

Yes  No

3.2 Has any management company formed by the tenants been dissolved or struck off the register at Companies House?

Yes  No  
 Not known

3.3 Do the tenants pass day to day responsibility for the management of the building to managing agents?

Yes  No

4

4.1 Please supply contact details for the following, where appropriate. (The landlord may be, for example, a private individual, a housing association, or a management company owned by the residents. A managing agent may be employed by the landlord or by the tenants' management company to collect the rent and/or manage the building.)

**Landlord**

Name

WIDMAN LTD

Address

116 WIDNEY MANOR RD  
SOLI HULL  
B91 3JJ

Tel

Email

**Managing agent contracted by the landlord**

**Managing agent contracted by the tenants' management company**

Name

Address

Tel

Email



5.1 Who is responsible for arranging the buildings insurance on the property?

- Seller
- Management company
- Landlord

5.2 In what year was the outside of the building last decorated?

Year  Not known

5.3 In what year were any internal communal parts last decorated?

Year  Not known

5.4 Does the seller contribute to the cost of maintaining the building?

- Yes
- No

**If No to question 5.4, please continue to section 6 'Notices' and do not answer questions 5.5-5.9 below.**

5.5 Does the seller know of any expense (e.g. the cost of redecoration of outside or communal areas not usually incurred annually) likely to be shown in the service charge accounts within the next three years? If Yes, please give details:

- Yes
- No

5.6 Does the seller know of any problems in the last three years regarding the level of service charges or with the management? If Yes, please give details:

- Yes
- No

5.7 Has the seller challenged the service charge or any expense in the last three years? If Yes, please give details:

- Yes
- No

5.8 Is the seller aware of any difficulties encountered in collecting the service charges from other flat owners? If Yes, please give details:

- Yes
- No

5.9 Does the seller owe any service charges, rent, insurance premium or other financial contribution? If Yes, please give details:

Yes  No

**6**

**Note:** A notice may be in a printed form or in the form of a letter.

6.1 Has the seller received a notice that the landlord wants to sell the building? If Yes, please supply a copy.

Yes  No  
 Enclosed  To follow  
 Lost

6.2 Has the seller received any other notice about the building, its use, its condition or its repair and maintenance? If Yes, please supply a copy.

Yes  No  
 Enclosed  To follow  
 Lost

**7**

**Note:** A consent may be given in a formal document, a letter or orally.

7.1 Is the seller aware of any changes in the terms of the lease or of the landlord giving any consents under the lease? If Yes, please supply a copy or, if not in writing, please give details:

Yes  No  
 Enclosed  To follow  
 Lost

**8**

8.1 Has the seller received any complaint from the landlord, the management company or any neighbour about anything the seller has or has not done? If Yes, please give details:

Yes  No

8.2 Has the seller complained or had cause to complain to or about the landlord, the management company, or any neighbour? If Yes, please give details:

Yes  No

**9**

9.1 Is the seller aware of any alterations having been made to the property since the lease was originally granted?

Yes  No

If No, please go to section 10 'Enfranchisement' and do not answer 9.2 and 9.3 below.

9.2 Please give details of these alterations:

REAR SINGLE STOREY EXTENSION (BATHROOM) ADDED OVER 50 YEARS AGO (APPROX.)

9.3 Was the landlord's consent for the alterations obtained? If Yes, please supply a copy.

Yes  No  
 Not known  Not required  
 Enclosed  To follow

**10**

**Note:** 'Enfranchisement' is the right of a tenant to purchase the freehold from their landlord and the right of the tenant to extend the term of the lease.

10.1 Has the seller owned the property for at least two years?

Yes  No

10.2 Has the seller served on the landlord a formal notice stating the seller's wish to buy the freehold or be granted an extended lease? If Yes, please supply a copy.

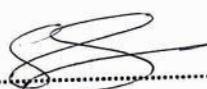
Yes  No  
 Enclosed  To follow  
 Lost

10.3 Is the seller aware of the service of any notice relating to the possible collective purchase of the freehold of the building or part of it by a group of tenants? If Yes, please supply a copy.

Yes  No  
 Enclosed  To follow  
 Lost

10.4 Is the seller aware of any response to a notice disclosed in replies to 10.2 and 10.3 above? If Yes, please supply a copy.

Yes  No  
 Enclosed  To follow  
 Lost

Signed:  ..... SIMON GURNEY.....

Dated: 30 JUN 2019

Each seller should sign this form.

# LEASEHOLD PROPERTY ENQUIRIES

LPE1

<b>Property:</b>	12 Rosary Road, Norwich, NR1 1TA
<b>Seller:</b>	LPA's on behalf of Cordelia Margaret Gidney

These enquiries are asked on behalf of buyers. The Seller should only respond to these enquiries if they are the Landlord, the Management Company, the Managing Agent or the Residents' or Tenants' Association or are representing any of them.

## TERM

## DEFINITION

### Ground Rent

The rent payable to the landlord by the lessee as required by the lease.

### HMO

A House in Multiple Occupation as defined by section 257 of the Housing Act 2004.

### Landlord

The person or company which has granted a lease over the Property to the owner of the Property.

### Lessees

The owners of properties in the Managed Area.

### Managed Area

The properties including the building containing the Property, together with any land, managed by or on behalf of the Landlord under the terms of the lease. Managed Areas are sometimes also called common parts.

### Management Company

A management company referred to in the lease, or a Right to Manage Company created under the Commonhold & Leasehold Reform Act 2002, to provide services and administer the terms of the lease either directly or through managing agents.

### Managing Agent

A person or organisation which acts on behalf of the landlord, management company or Right to Manage Company [within their terms of reference, subject to any legal restrictions].

### Property

The property known by the above address, including any land and outbuildings leased to the Seller.

### Reserve Fund

A fund collected from the Lessees which allows the build-up of monies to pay for repairs and the replacement of major items (such as lifts) or to equalise cyclical expenditure (such as external decoration), avoiding excessive peaks in the Service Charge. Reference to Reserve Fund includes any sinking fund or replacement fund.

### Residents'/Tenants' Association

A group of some or all of the Lessees with or without a formal constitution or corporate status, or a recognised residents association which is 'recognised' by law and with a formal constitution.

### Right to Manage Company

A company owned by the Lessees that manages the Managed Areas on behalf of the Landlord or Management Company, within their terms of reference, subject to any limitations.

### Service Charge

The amount payable by a lessee as a contribution to the costs of services, repairs, maintenance, insurance, improvements or costs of management etc. as set out in the lease. The amount payable may vary according to the costs incurred or to be incurred.

### Section 20

Section 20 of the Landlord & Tenant Act 1985, which requires the Landlord or Managing Agents to consult with the Lessees about certain proposed works.

Please complete the information requested. It is important that the incoming lessee is fully aware of their obligations so the information given must be as accurate as possible. If there is insufficient space, continue on a separate sheet.

SECTION 1: CONTACT DETAILS		Complete the details for the relevant parties or cross through if not applicable. If there are more parties involved, provide details on a separate sheet.		
1.1 Landlord		1.2	Management Company	
Name	Widman Ltd	Name	N/A	
Address	116, Widney Manor Rd, Solihull, B91 3SS	Address		
Telephone		Telephone		
Email	info@denleary.biz	Email		
1.3 Managing Agent		1.4	Residents'/Tenants' Association	
Name	N/A	Name	None To Our Knowledge	
Address		Address		
Telephone		07840 861763		Telephone
Email				Email
Appointed by:	<input type="checkbox"/> Management Company <input type="checkbox"/> Landlord <input type="checkbox"/> Other			

1.5 Who accepts service of the Notice of Assignment & Charge?

Tick the box beside each party and state the total fee including VAT for notice of assignment and charge.

Landlord    £ 150-

Management Company    £ \_\_\_\_\_

Managing Agent    £ \_\_\_\_\_

Other    £ \_\_\_\_\_

If other, provide contact details for service:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Capacity (e.g. Landlord's lawyer): \_\_\_\_\_

1.6 Who collects the Ground Rent?

Landlord     Management Company     Managing Agent     N/A

1.7 Who collects the Service Charges?

Landlord     Management Company     Managing Agent     N/A

- 1.8 Who collects the building insurance premiums?  
 Landlord       Management Company       Managing Agent       N/A
- 1.9 Who deals with the day to day maintenance of the building?  
 Landlord       Management Company       Managing Agent       the Lessees
- 1.10 Who deals with the day to day maintenance of the Managed Area?  
 Landlord       Management Company       Managing Agent       the Lessees       N/A
- 1.11 Who organises and administers the buildings insurance?  
 Landlord       Management Company       Managing Agent       the Lessees       N/A

## SECTION 2: TRANSFER & REGISTRATION

- 2.1 Is a Deed of Covenant required?       Yes       No       Not Known
- 2.1.1 If Yes, confirm the costs applicable to the Deed including VAT      £ 150
- 2.2 Is a Licence to Assign required?       Yes       No
- 2.3 If Yes, specify requirements e.g. references, and any costs applicable to the Licence:      

Cost of £150-
- 2.4 Are you aware of consent having been given to any alterations or additions to the Property?       Yes       No
- 2.4.1 If Yes, provide details and copies of any consent:
- 2.5 Is the incoming Lessee required to take a share in, or become a member of, the Management Company?       Yes       No       N/A
- 2.5.1 If Yes, provide details of the procedure and fees:
- 2.6 What is the procedure and cost for obtaining a certificate in accordance with a restriction in the Proprietorship Register at the Land Registry, if applicable?      

Not known

## SECTION 3: GROUND RENT

- 3.1 What is the annual Ground Rent payable for the Property?      £ 4.00
- 3.2 Is the Ground Rent paid up to date?       Yes       No
- 3.2.1 If No, supply details of the arrears:      

There are 6 year arrears including not including the current year



5.7 Please confirm the date of the last buildings reinstatement cost assessment. \_\_\_ / \_\_\_ / \_\_\_

5.8 Is the insurance premium included in the service charge budget?  Yes  No

5.8.1 If No, confirm the annual amount payable for the Property: £ \_\_\_\_\_

### SECTION 6: DISPUTES & ENFRANCHISEMENT

6.1 Are there any on-going forfeiture proceedings in relation to the Property?  Yes  No

6.2 Are there any documented unresolved disputes with the Lessees of any of the properties in the Managed Area?  Yes  No

6.2.1 If Yes, to the extent permitted by the Data Protection Act 1998, please supply details:

NOT KNOWN AS FAR AS WE ARE AWARE

6.3 Have any steps been taken by anyone to enfranchise, exercise the right to manage, form a right to enfranchise or management company, extend the term of the lease of the Property or anything similar?  Yes  No  Not Known

6.3.1 If Yes, provide details and copies of relevant documentation:

N/A

6.4 Are you aware of any breach of the terms of the lease of this Property?  Yes  No

6.4.1 If Yes, provide details:

N/A

### SECTION 7: GENERAL

7.1 How many other properties are there in the Managed Area? \_\_\_\_\_

7.2 Are they all leased on leases with similar terms?  Yes  No  Not Known

7.2.1 If No, provide details:

N/A

7.3 Is the building in which the Property is situated known to be an HMO?  Yes  No  Not Known

7.3.1 If Yes, confirm that regulations applicable to section 257 Housing Act 2004 HMOs have been complied with:

### SECTION 8: REQUIRED DOCUMENTS

Please provide the following applicable documents:-

- 8.1 The last 3 years published Service Charge accounts:  Enclosed  To follow  N/A
- 8.2 Buildings insurance policy and schedule:  Enclosed  To follow  N/A
- 8.3 Buildings insurance policy and schedule for the Managed Areas:  Enclosed  To follow  N/A

- 8.4 Service charge estimate for the current year and details of the anticipated payments on account for the Property:  Enclosed  To follow  N/A
- 8.5 Service charge estimate for the previous year for which accounts have not yet been prepared for the Property:  Enclosed  To follow  N/A
- 8.6 Copies of any notices served on the Lessees under Section 20 in respect of any proposed works or any works which have not yet been paid for:  Enclosed  To follow  N/A
- 8.7 Documentation relating to any forfeiture proceedings applicable to the Property:  Enclosed  To follow  N/A
- 8.8 Any additional regulations or rules affecting the Property which are not contained in the lease:  Enclosed  To follow  N/A
- 8.9 Any Deeds of Variation or other document varying the terms of the lease of this Property:  Enclosed  To follow  
 Landlord's lawyer provides *There are none as far as we are aware*  
 Please supply draft  N/A
- 8.10 Any required Deed of Covenant:  Enclosed  To follow  
 Landlord's lawyer provides  
 Please supply draft  N/A
- 8.11 Any Certificate of Compliance:  Enclosed  To follow  
 Landlord's lawyer provides  
 Please supply draft  N/A
- 8.12 Any required Licence to Assign:  Enclosed  To follow  
 Landlord's lawyer provides  
 Please supply draft  N/A
- 8.13 Copy of any permission to alter the Property which has been issued:  Enclosed  To follow  
*No permissions have been granted for alterations*  
 N/A
- 8.14 Copy of any known notices served on the Lessee and documentation arising from them:  Enclosed  To follow  
*There are none as far as we are aware*  
 N/A
- 8.15 Asbestos Survey for parts of the Managed Area built or converted before 2001:  Enclosed  To follow  N/A
- 8.16 Fire Risk Assessment for the Managed Area:  Enclosed  To follow  N/A
- 8.17 Memorandum and Articles of Association of the Management Company:  Enclosed  To follow  N/A
- 8.18 Minutes of the last AGM for the Management Company:  Enclosed  To follow  N/A

Signed <u>Russell Dunleavy</u>	Dated <u>24/8/19</u>
Print Name: <u>RUSSELL DUNLEAVY</u>	Please tick as applicable below, to confirm the capacity in which the answers are given.
Company: <u>WIDMAN LTD</u>	
(Director)	<input type="checkbox"/> Managing Agent <input type="checkbox"/> Management Company <input checked="" type="checkbox"/> Landlord <input type="checkbox"/> Residents' Association

**Note**

Additional enquiries. Raise only those specific additional enquiries required to clarify issues arising out of the documents submitted or which are relevant to the management of the Property or which the buyer has expressly requested. Resist raising any general additional enquiries that can be established by the buyer's own enquiries, survey or personal inspection.

**Disclaimer**

Whilst care has been taken in the preparation of this form, no legal liability is accepted by the organisations which created the form. This disclaimer does not affect the legal responsibilities of the person, or organisation, completing this form to answer to the best of their knowledge and ability. If you have any queries you should discuss these with your conveyancer or solicitor.



3.3 What period is covered by the last demand?

From: 1 / 5 / 19 To: 1 / 5 / 20

**SECTION 4: SERVICE CHARGE**

4.1 How many properties contribute toward the maintenance of the Managed Area?

[Empty box for answer]

4.1.1 What is the current annual Service Charge for the Property?

£ \_\_\_\_\_

4.2 Is the Service Charge paid up to date for the Property?

Yes  No

4.2.1 If No, supply details of the arrears:

[Empty box for details]

4.3 Is any excess payment anticipated for the Property at the end of the financial year?

Yes  No

4.3.1 If Yes, provide details:

[Empty box for details]

4.4 What period is covered by the last demand?

From: \_\_\_ / \_\_\_ / \_\_\_ To: \_\_\_ / \_\_\_ / \_\_\_

4.5 In the last 12 months, has any inability to collect payments, from any party, affected (or is it likely to affect), the maintenance of the Managed Area?

Yes  No

4.5.1 If Yes, provide details:

[Empty box for details]

4.6 Does a Reserve Fund apply to the Managed Area?

Yes  No

4.6.1 If Yes, confirm the amount collected from Lessees of the Property, currently held in the Reserve Fund:

£ \_\_\_\_\_

4.6.2 Is the amount expected to be sufficient to cover the known Section 20 expenditure?

Yes  No

4.6.3 If No, supply details:

[Empty box for details]

4.7 Confirm the date when the Managed Areas were last decorated, internally and externally.

Internally Date: \_\_\_ / \_\_\_ / \_\_\_ To: \_\_\_ / \_\_\_ / \_\_\_

Externally Date: \_\_\_ / \_\_\_ / \_\_\_ To: \_\_\_ / \_\_\_ / \_\_\_

4.8 Within the next 2 years, are any Section 20 works proposed to the Property?

- completed but unpaid
- due
- anticipated
- N/A

4.8.1 If so, provide details of the works and the contribution anticipated from the Lessee:

[Empty box for details]

4.9 Is any increase in the Service Charge over 10% or £100, whichever is the greater, anticipated in the next 2 years?

Yes  No

# Notice of registration of a Lasting Power of Attorney (property and financial affairs)

This notice is to confirm registration of a Lasting Power of Attorney.

Case no.	7000-4264-4323
The donor	Mrs Cordelia Margaret Gidney
The attorney(s)	Mr Roger Martin Jones Mr Simon John Gidney

**The lasting power of attorney was entered into the register on 6 April 2016**

Registration is confirmed as required in Schedule 1 Part 2 (15) of the Mental Capacity Act 2005 with regard to registration of this LPA.



I CERTIFY THAT THIS IS A TRUE COPY	
Signature	<i>Kerry Oakes</i>
Name (Print):	KERRY OAKES
Date:	Staff Number:
24/3/17	431184016

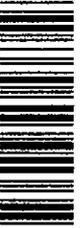


Office of the  
Public Guardian

Helpline  
0300 456 0300



# Lasting power of attorney for property and financial affairs



## Section 1 The donor

You are appointing other people to make decisions on your behalf.  
You are 'the donor'.

**Restrictions** – you must be at least 18 years old and be able to understand and make decisions for yourself (called 'mental capacity').



**Help?**

For help with  
this section,  
see the  
Guide, part A1.

If you are filling this in for  
a friend or relative and  
they can no longer make  
decisions independently,  
they can't make an LPA.  
See the Guide 'Before you  
start' for more information.

Title First names

MRS CORDELIA MARGARET

Last name

GIDNEY

Any other names you're known by (optional – eg your married name)

JONES

Date of birth

09 04 1936

Day Month Year

Address

12 ROSARY ROAD  
NORWICH

Postcode

NR1 1TA

Email address (optional)

I CERTIFY THAT THIS IS A TRUE COPY  
Signature: *Kerry Oakes*  
Name (Print): KERRY OAKES  
Date: 24.3.17 Staff Number: 4211641016

Office of the Public Guardian  
This box was  
blank on  
registration  
Office of the Public Guardian

For OPG office use only

LPA registration date

05 04 2016

Day Month Year

OPG reference number

700042644323

24 MAR 2017

Only valid with the official stamp here.

LP1F Property and financial  
affairs (07.15)

## Section 2

### The attorneys

Helpline  
0300 456 0300



The people you choose to make decisions for you are called your 'attorneys'. Your attorneys don't need special legal knowledge or training. They should be people you trust and know well. Common choices include your husband, wife or partner, son or daughter, or your best friend.

**You need at least one attorney, but you can have more.**

You'll also be able to choose 'replacement attorneys' in section 4. They can step in if one of the attorneys you appoint here can no longer act for you.

To appoint a trust corporation, fill in the first attorney space and tick the box in that section. They must sign Continuation sheet 4. For more about trust corporations, see the Guide, part A2.



Help?

For help with this section, see the Guide, part A2.

**Restrictions** – Attorneys must be at least 18 years old and must have mental capacity to make decisions. They must not be bankrupt or subject to a debt relief order.

Title  First names

MR ROGER MARTIN

Last name (or trust corporation name)

JONES

Date of birth

Day Month Year

Address

1 NORTHLEACH ROAD  
COLD ASTON  
CHELTENHAM

Postcode GL54 3BJ

Email address (optional)

roger.and.marta@gmail.com

This attorney is a trust corporation.

Title  First names

MR SIMON JOHN

Last name

GIDNEY

Date of birth

Day Month Year

Address

HURSTWOOD, STATION ROAD  
WADHURST  
EAST SUSSEX

Postcode TN5 6RS

Email address (optional)

SIMON@GIDNEY.COM

I CERTIFY THAT THIS IS A TRUE COPY

Signature *[Signature]*

Name (Print): KERRY OAVES

Date: 24/3/17

Staff Number: [Stamp]

Only valid with the official stamp here.

affairs (07.15)

# Section 2 – continued

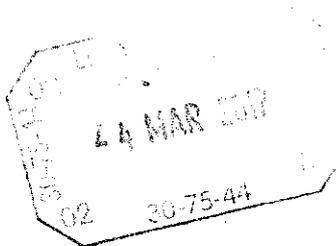
Helpline  
0300 456 0300



Title  First names   
 Office of the Public Guardian  
Last name  This box was blank on registration  
 Office of the Public Guardian  
Date of birth  
Day   Month   Year      
Address  
  
  
  
Postcode   
Email address (optional)

Title  Office of the Public Guardian  
First names  This box was blank on registration  
 Office of the Public Guardian  
Last name   
Date of birth  
Day   Month   Year      
Address  
  
  
  
Postcode   
Email address (optional)

More attorneys – I want to appoint more than 4 attorneys. Use Continuation sheet 1.



I CERTIFY THAT THIS IS A TRUE COPY  
Signature K Oakes  
Name (Print): KERRY OAKES  
Date: 24.3.17 Staff Number: 14511641016

## Section 3

# How should your attorneys make decisions?

Helpline  
0300 456 0300



You need to choose whether your attorneys can make decisions on their own or must agree some or all decisions unanimously.

Whatever you choose, they must always act in your best interests.

I only appointed one attorney (turn to section 4)

How do you want your attorneys to work together? (tick one only)

**Jointly and severally**

Attorneys can make decisions on their own or together. Most people choose this option because it's the most practical. Attorneys can get together to make important decisions if they wish, but can make simple or urgent decisions on their own. It's up to the attorneys to choose when they act together or alone. It also means that if one of the attorneys dies or can no longer act, your LPA will still work.

If one attorney makes a decision, it has the same effect as if all the attorneys made that decision.

**Jointly**

Attorneys must agree unanimously on every decision, however big or small. Remember, some simple decisions could be delayed because it takes time to get the attorneys together. If your attorneys can't agree a decision, then they can only make that decision by going to court.

**Be careful** – if one attorney dies or can no longer act, all your attorneys become unable to act. This is because the law says a group appointed 'jointly' is a single unit. Your LPA will stop working unless you appoint at least one replacement attorney (in section 4).

**Jointly for some decisions, jointly and severally for other decisions**

Attorneys must agree unanimously on some decisions, but can make others on their own. If you choose this option, you must list the decisions your attorneys should make jointly and agree unanimously on Continuation sheet 2. The wording you use is important. There are examples in the Guide, part A3.

**Be careful** – if one attorney dies or can no longer act, none of your attorneys will be able to make any of the decisions you've said should be made jointly. Your LPA will stop working for those decisions unless you appoint at least one replacement attorney (in section 4). Your original attorneys will still be able to make any of the other decisions alongside your replacement attorneys.

**Help?**

For help with this section, see the Guide, part A3.

CERTIFY THAT THIS IS A TRUE COPY  
Signature: *K. Oakes*  
Name (Print): *KERRI OAKES*  
Date: *24/3/17*  
Staff Number: *116410*



If you choose 'jointly for some decisions...', you may want to take legal advice, particularly if the examples in part A3 of the the Guide, don't match your needs.

Only valid with the official stamp here.

LPIF Property and financial  
affairs (07.15)

# Section 4

## Replacement attorneys

Helpline  
0300 456 0300



**This section is optional, but we recommend you consider it**

Replacement attorneys are a backup in case one of your original attorneys can't make decisions for you any more.

To appoint a trust corporation, fill in the first attorney space below and tick the box in that section. They must sign Continuation sheet 4.

**Reasons replacement attorneys step in** – if one of your original attorneys dies, loses capacity, no longer wants to be your attorney, becomes bankrupt or subject to a debt relief order or is no longer legally your husband, wife or civil partner.

**Restrictions** – replacement attorneys must be at least 18 years old and have mental capacity to make decisions. They must not be bankrupt or subject to a debt relief order.



For help with this section, see the Guide, part A4.

Title  First names

Office of the Public Guardian  
This box was blank on registration

Last name (or trust corporation name)

Office of the Public Guardian

Date of birth

Day Month Year

Address

Postcode

This attorney is a trust corporation.

Title  First names

Office of the Public Guardian  
This box was blank on registration

Last name

Office of the Public Guardian

Date of birth

Day Month Year

Address

Postcode

This attorney is a trust corporation.

**CERTIFY THAT THIS IS A TRUE COPY**

Signature *K Oakes*

Name (Print): *KERRY OAKES*

Date: *24/3/17*

Staff Number: *491164106*

**More replacements** – I want to appoint more than two replacements. Use Continuation sheet 1.

### When and how your replacement attorneys can act

Replacement attorneys usually step in when one of your **original** attorneys stops acting for you. If there's more than one **replacement** attorney, they will all step in at once. If they **fully** replace your original attorney(s) at once, they will usually act jointly. You can change some aspects of this, but most people don't. See the Guide, part A4.



You should consider taking legal advice if you want to change when or how your replacement attorneys act.

I want to change when or how my attorneys can act (optional). Use Continuation sheet 2.

# When can your attorneys make decisions?

Helpline  
0300 456 0300



You can allow your attorneys to make decisions:

- as soon as the LPA has been registered by the Office of the Public Guardian
- only when you don't have mental capacity

While you have mental capacity you will be in control of all decisions affecting you. If you choose the first option, your attorneys can only make decisions on your behalf if you allow them to. They are responsible to you for any decisions you let them make.

Your attorneys must always act in your best interests.



For help with this section, see the Guide, part A5.

## When do you want your attorneys to be able to make decisions?

(mark one only)

- As soon as my LPA has been registered (and also when I don't have mental capacity)**

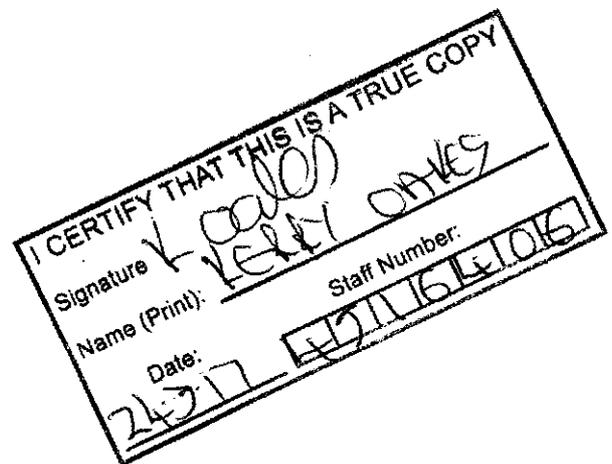
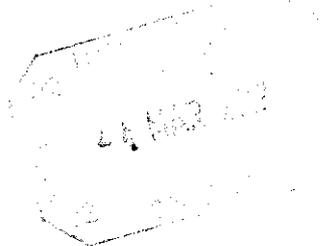
Most people choose this option because it is the most practical.

While you still have mental capacity, your attorneys can only act **with your consent**. If you later lose capacity, they can continue to act on your behalf for all decisions covered by this LPA.

This option is useful if you are able to make your own decisions but there's another reason you want your attorneys to help you – for example, if you're away on holiday, or if you have a physical condition that makes it difficult to visit the bank, talk on the phone or sign documents.

- Only when I don't have mental capacity**

**Be careful** – this can make your LPA a lot less useful. Your attorneys might be asked to prove you do not have mental capacity each time they try to use this LPA.



th the official stamp here.

LPIF Property and financial  
affairs (07.15)

# Section 6

## People to notify when the LPA is registered

Helpline  
0300 456 0300



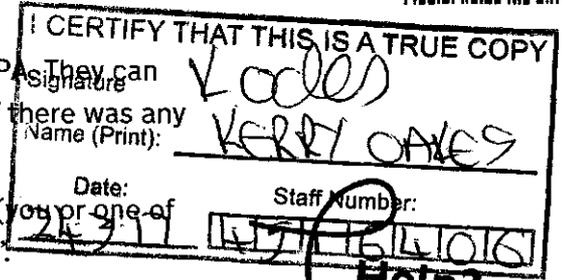
### This section is optional

You can let people know that you're going to register your LPA. They can raise any concerns they have about the LPA – for example, if there was any pressure or fraud in making it.

When the LPA is registered, the person applying to register (you or one of your attorneys) must send a notice to each 'person to notify'.

### You can't put your attorneys or replacement attorneys here.

People to notify can object to the LPA, but only for certain reasons (listed in the notification form LP3). After that, they are no longer involved in the LPA. Choose people who care about your best interests and who would be willing to speak up if they were concerned.



For help with this section, see the Guide, part A6.

Title  First names

Last name

Address

Postcode

I want to appoint another person to notify (maximum is 5) – use Continuation sheet 1.

# Section 7

## Preferences and instructions

Helpline  
0300 456 0300



### This section is optional

You can tell your attorneys how you'd **prefer** them to make decisions, or give them specific **instructions** which they must follow when making decisions.

Most people leave this page blank – you can just talk to your attorneys so they understand how you want them to make decisions for you.



For help with this section, see the Guide, part A7.

### Preferences

Your attorneys don't have to follow your preferences but they should keep them in mind. For examples of preferences, see the Guide, part A7.

**Preferences** – use words like 'prefer' and 'would like'

I would prefer to live in my own house until I die

I need more space – use Continuation sheet 2.

### Instructions

Your attorneys will have to follow your instructions exactly. For examples of instructions, see the Guide, part A7.



If you want to give instructions, you may want to take legal advice.

**Be careful** – if you give instructions that are not legally correct they would have to be removed before your LPA could be registered.

**Instructions** – use words like 'must' and 'have to'

44 MAR 2017

Office of the Public Guardian  
This box was blank on registration  
Office of the Public Guardian

CERTIFY THAT THIS IS A TRUE COPY

Signature: *Kerry Oakes*  
Name (Print): **KERRY OAKES**  
Date: **24.3.17**  
Staff Number: **451161410**

I need more space – use Continuation sheet 2.

Only valid with the official stamp here.

LPIF Property and financial affairs (07.15)

# Section 8

## Your legal rights and responsibilities

Helpline  
0300 456 0300



### ! Everyone signing the LPA must read this information

In sections 9 to 11, you, the certificate provider, all your attorneys and your replacement attorneys must sign this lasting power of attorney to form a legal agreement between you (a deed).

**By signing this lasting power of attorney, you (the donor) are appointing people (attorneys) to make decisions for you.**

**LPAs are governed by the Mental Capacity Act 2005 (MCA)**, regulations made under it and the MCA Code of Practice. Attorneys must have regard to these documents. The Code of Practice is available from [www.gov.uk/opg/mca-code](http://www.gov.uk/opg/mca-code) or from The Stationery Office.

**Your attorneys must follow the principles of the Mental Capacity Act:**

1. Your attorneys must assume that you can make your own decisions unless it is established that you cannot do so.
2. Your attorneys must help you to make as many of your own decisions as you can. They must take all practical steps to help you to make a decision. They can only treat you as unable to make a decision if they have not succeeded in helping you make a decision through those steps.
3. Your attorneys must not treat you as unable to make a decision simply because you make an unwise decision.
4. Your attorneys must act and make decisions in your best interests when you are unable to make a decision.
5. Before your attorneys make a decision or act for you, they must consider whether they can make the decision or act in a way that is less restrictive of your rights and freedom but still achieves the purpose.

**Your attorneys must always act in your best interests.** This is explained in the Application guide, part A8, and defined in the MCA Code of Practice.

**Before this LPA can be used:**

- it must be registered by the Office of the Public Guardian (OPG)
- it may be limited to when you don't have mental capacity, according to your choice in section 5

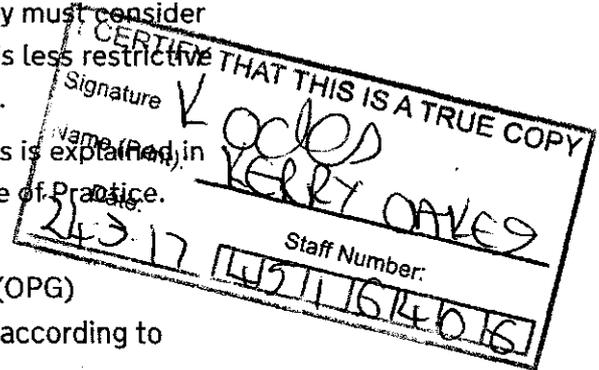
**Cancelling your LPA:** You can cancel this LPA at any time, as long as you have mental capacity to do so. It doesn't matter if the LPA has been registered or not. For more information, see the Guide, part D.

**Your will and your LPA:** Your attorneys cannot use this LPA to change your will. This LPA will expire when you die. Your attorneys must then send the registered LPA, any certified copies and a copy of your death certificate to the Office of the Public Guardian.

**Data protection:** For information about how OPG uses your personal data, see the Guide, part D.



For help with this section, see the Guide, part A8.



# Section 9

## Signature: donor

Helpline  
0300 456 0300



By signing on this page I confirm all of the following:

- I have read this lasting power of attorney (LPA) including section 8 'Your legal rights and responsibilities', or I have had it read to me
- I appoint and give my attorneys authority to make decisions about my property and financial affairs, including when I cannot act for myself because I lack mental capacity, subject to the terms of this LPA and to the provisions of the Mental Capacity Act 2005
- I have either appointed people to notify (in section 6) or I have chosen not to notify anyone when the LPA is registered
- I agree to the information I've provided being used by the Office of the Public Guardian in carrying out its duties



### Be careful

Sign this page (and any continuation sheets) before anyone signs sections 10 and 11.

#### Donor

Signed (or marked) by the person giving this lasting power of attorney and delivered as a deed.

Signature or mark

*Cecilia Mary Yelin*

Date signed or marked

20 01 2016

Day Month Year

If you have used Continuation sheets 1 or 2 you must sign and date each continuation sheet at the same time as you sign this page.

If you can't sign this LPA you can make a mark instead. If you can't sign or make a mark you can instruct someone else to sign for you, using Continuation sheet 3.

#### Witness

The witness must not be an attorney or replacement attorney appointed under this LPA, and must be aged 18 or over.

Signature or mark

*Cecilia Yelin*

Full name of witness

CECILIA MARY YELIN

Address

11 STONE ROAD  
NORWICH NR3 2JZ

Postcode



CERTIFY THAT THIS IS A TRUE COPY  
Signature: *[Signature]*  
Name (Print): *YELIN CECILIA*  
Date: *20/01/2016* Staff Number: *11511611016*



Help?

For help with this section, see the Guide, part A9.

Only valid with the official stamp here.

LPIF Property and financial affairs (07.15)

# Section 10

## Signature: certificate provider

Helpline

0300 456 0300



**!** Only sign this section after the donor has signed section 9

The 'certificate provider' signs to confirm they've discussed the last power of attorney (LPA) with the donor, that the donor understands what they're doing and that nobody is forcing them to do it. The 'certificate provider' should be either:

- someone who has known the donor personally for at least 2 years, such as a friend, neighbour, colleague or former colleague
- someone with relevant professional skills, such as the donor's GP, a healthcare professional or a solicitor

A certificate provider **can't** be one of the attorneys.

CERTIFY THAT THIS IS A TRUE COPY

Signature: *[Handwritten Signature]*

Name (Print): KERRY OAKES

Date: 24.3.17

Staff Number: 10106106

**Help?**

For help with this section, see the Guide, part A10.

### Certificate provider's statement

I certify that, as far as I'm aware, at the time of signing section 9:

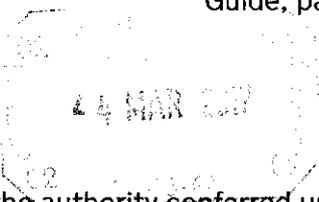
- the donor understood the purpose of this LPA and the scope of the authority conferred under it
- no fraud or undue pressure is being used to induce the donor to create this LPA
- there is nothing else which would prevent this LPA from being created by the completion of this instrument

By signing this section I confirm that:

- I am aged 18 or over
- I have read this LPA, including section 8 'Your legal rights and responsibilities'
- there is no restriction on my acting as a certificate provider
- the donor has chosen me as someone who has known them personally for at least 2 years **OR**
- the donor has chosen me as a person with relevant professional skills and expertise

**Restrictions** – the certificate provider must not be:

- an attorney or replacement attorney named in this LPA or any other LPA or enduring power of attorney for the donor
- a member of the donor's family or of one of the attorneys' families, including husbands, wives, civil partners, in-laws and step-relatives
- an unmarried partner, boyfriend or girlfriend of either the donor or one of the attorneys (whether or not they live at the same address)
- the donor's or an attorney's business partner
- the donor's or an attorney's employee
- an owner, manager, director or employee of a care home where the donor lives



### Certificate provider

Title First names

MRS DIANE MARY

Last name

READ

Address

IVY HOUSE, 2A ST. MARYS ROAD, CROMER NORFOLK

Postcode

NR27 9DJ

Signature or mark

*[Handwritten Signature]*

Date signed or marked

20 01 2016

Day Month Year

# Section 11

## Signature: attorney or replacement

Helpline  
0300 456 0300



**!** Only sign this section after the certificate provider has signed section 10

All the attorneys and replacement attorneys need to sign.

There are 4 copies of this page – make more copies if you need to.



For help with this section, see the Guide, part A11.

**By signing this section I understand and confirm all of the following:**

- I am aged 18 or over
- I have read this lasting power of attorney (LPA) including section 8 'Your legal rights and responsibilities', or I have had it read to me
- I have a duty to act based on the principles of the Mental Capacity Act 2005 and to have regard to the Mental Capacity Act Code of Practice
- I must make decisions and act in the best interests of the donor
- I must take into account any instructions or preferences set out in this LPA
- I can make decisions and act only when this LPA has been registered at the time indicated in section 5 of this LPA

**CERTIFY THAT THIS IS A TRUE COPY**

Signature \_\_\_\_\_  
Date \_\_\_\_\_  
Staff Number: \_\_\_\_\_

**Further statement by a replacement attorney:** I understand that I have the authority to act under this LPA only after an original attorney's appointment is terminated. I must notify the Public Guardian if this happens.

### Attorney or replacement attorney

Signed (or marked) by the attorney or replacement attorney and delivered as a deed.

Signature or mark

Date signed or marked

20 01 2016

Day Month Year

Title First names

MR SIMON JOHN

Last name

GIDNEY

### Witness

The witness must not be the donor of this LPA, and must be aged 18 or over.

Signature or mark

Full names of witness

Ceceba Mary Yellin

Address

11 STONE ROAD  
NORWICH

Postcode

NR3 2JZ

# Section 11

## Signature: attorney or replacement

Helpline  
0300 456 0300



**!** Only sign this section after the certificate provider has signed section 10

All the attorneys and replacement attorneys need to sign.  
There are 4 copies of this page – make more copies if you need to.



**By signing this section I understand and confirm all of the following:**

- I am aged 18 or over
- I have read this lasting power of attorney (LPA) including section 8 'Your legal rights and responsibilities', or I have had it read to me
- I have a duty to act based on the principles of the Mental Capacity Act 2005 and to have regard to the Mental Capacity Act Code of Practice
- I must make decisions and act in the best interests of the donor in this LPA.
- I must take into account any instructions or preferences set out in this LPA.
- I can make decisions and act only when this LPA has been registered at the time indicated in section 5 of this LPA

**CERTIFY THAT THIS IS A TRUE COPY**

Signature \_\_\_\_\_

Date \_\_\_\_\_

Staff Number: \_\_\_\_\_

For help with this section, see the Guide, part A11.

**Further statement by a replacement attorney:** I understand that I have the authority to act under this LPA only after an original attorney's appointment is terminated. I must notify the Public Guardian if this happens.

### Attorney or replacement attorney

Signed (or marked) by the attorney or replacement attorney and delivered as a deed.

Signature or mark

*R. Martin*

Date signed or marked

20 01 2016

Day Month Year

Title First names\*

Mr ROGER MARTIN

Last name

JONES

### Witness

The witness must not be the donor of this LPA, and must be aged 18 or over.

Signature or mark

*Cecilia Mary Yellia*

Full names of witness

CECILIA MARY YELLIA

Address

11 STONE ROAD  
NORWICH

Postcode

NR3 2JZ

# Section 11

## Signature: attorney or replacement

Helpline  
0300 456 0300



**!** Only sign this section after the certificate provider has signed section 10

All the attorneys and replacement attorneys need to sign.  
There are 4 copies of this page – make more copies if you need to.



For help with this section, see the Guide, part A11.

**By signing this section I understand and confirm all of the following:**

- I am aged 18 or over
- I have read this lasting power of attorney (LPA) including section 8 'Your legal rights and responsibilities', or I have had it read to me
- I have a duty to act based on the principles of the Mental Capacity Act 2005 and to have regard to the Mental Capacity Act Code of Practice
- I must make decisions and act in the best interests of the donor
- I must take into account any instructions or preferences set out in this LPA
- I can make decisions and act only when this LPA has been registered and at the time indicated in section 5 of this LPA

I CERTIFY THAT THIS IS A TRUE COPY

Signature: *[Handwritten Signature]*

Name (Print): *VERRY OAVES*

Date: *26.11* Staff Number: *121161016*

**Further statement by a replacement attorney:** I understand that I have the authority to act under this LPA only after an original attorney's appointment is terminated. I must notify the Public Guardian if this happens.

### Attorney or replacement attorney

Signed (or marked) by the attorney or replacement attorney and delivered as a deed.

Signature or mark

*[Signature area with stamp: Office of the Public Guardian - This box was blank on registration]*

Date signed or marked

*[Date area with stamp: Office of the Public Guardian]*

Day Month Year

Title First names

*[Title and first names fields]*

Last name

*[Last name field]*

### Witness

The witness must not be the donor of this LPA, and must be aged 18 or over.

Signature or mark

*[Witness signature area]*

Full names of witness

*[Witness full name field]*

Address

*[Witness address fields]*

Postcode

*[Witness postcode field]*

# Section 11

## Signature: attorney or replacement

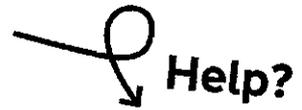
Helpline  
0300 456 0300



**!** Only sign this section after the certificate provider has signed section 10

All the attorneys and replacement attorneys need to sign.

There are 4 copies of this page – make more copies if you need to.

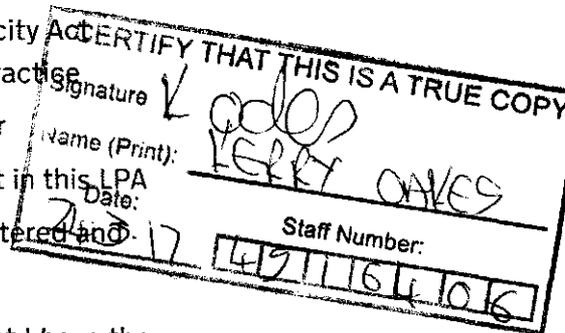


### Help?

For help with this section, see the Guide, part A11.

**By signing this section I understand and confirm all of the following:**

- I am aged 18 or over
- I have read this lasting power of attorney (LPA) including section 8 'Your legal rights and responsibilities', or I have had it read to me
- I have a duty to act based on the principles of the Mental Capacity Act 2005 and to have regard to the Mental Capacity Act Code of Practice
- I must make decisions and act in the best interests of the donor
- I must take into account any instructions or preferences set out in this LPA
- I can make decisions and act only when this LPA has been registered and at the time indicated in section 5 of this LPA



**Further statement by a replacement attorney:** I understand that I have the authority to act under this LPA only after an original attorney's appointment is terminated. I must notify the Public Guardian if this happens.

### Attorney or replacement attorney

Signed (or marked) by the attorney or replacement attorney and delivered as a deed.

Signature or mark

Date signed or marked

Day Month Year

Title First names

Last name

### Witness

The witness must not be the donor of this LPA, and must be aged 18 or over.

Signature or mark

Full names of witness

Address

Postcode

Only valid with the official stamp here.

LP1F Property and financial affairs (07.15)



## Now register your LPA

Before the LPA can be used, it **must** be registered by the Office of the Public Guardian (OPG). Continue filling in this form to register the LPA. See part B of the Guide.

### People to notify

If there are any 'people to notify' listed in section 6, you must notify them that you are registering the LPA now. See part C of the Guide.

Fill in and send each of them a copy of the form to notify people – LP3.

When you sign section 15 of this form, you are confirming that you've sent forms to the 'people to notify'.

### Register now

You do not have to register immediately, but it's a good idea in case you've made any mistakes. If you delay until after the donor loses mental capacity, it will be impossible to fix any errors. This could make the whole LPA invalid and it will not be possible to register or use it.



## Your Policy Schedule

Home Options - Buildings cover

Policyholder(s):	Mrs C Gidney
Policy number:	HDA200826771
Insurance period:	01.07.19 - 28.06.20
Property insured:	12 Rosary Road NORWICH NR1 1TA
The Underwriter(s)	Lloyds Bank General Insurance Limited

### Your premium

Buildings cover	£347.59
-----------------	---------

<b>Total annual cost</b>	<b>£347.59</b>
--------------------------	----------------

(Includes the cost for any optional cover you have included in your policy.)

(Including Insurance Premium Tax at the current rate)



Your home is currently shown as unoccupied. If this has changed, or if it will be unoccupied for longer than previously advised, please call us. This will help us to review your premium and any conditions that may apply.

### Enquiries/Claims

/Renewals: 0345 603 8368

### 24hr emergency

helpline: 0345 3000 170



### Keep it safe

Your Policy Schedule together with your policy booklet forms the insurance contract. Please read it carefully and keep it in a safe place.

### Terms that you'll find in the tables, explained:

#### What does 'limit' mean?

It's the most we'll pay per item or in any one claim you make.

#### Excesses explained

Your excesses are shown in the tables and may vary for different types of cover. However, if you make a claim under more than one cover (for example, a flood that damages both your buildings and contents) we'll only charge one excess, whichever is the highest.

The table below shows what's included in your policy (indicated by a tick or cross), any optional cover chosen and the limits and excesses that apply.

The excesses shown include any voluntary excess you may have chosen. If you'd like to make any changes to your home insurance policy, including adding or removing optional cover, please call us on **0345 603 8368** as your premium(s) may change.

## Buildings cover

Covers the structure of your home and its fixtures and fittings

	Limit	Excess	Selected?
<b>Buildings Cover</b>	<b>£400,000 except for (see below):</b>	<b>£200 except for (see below):</b>	✓
<b>Buildings cover inner limits</b> - Cover limits shown in this section are part of, not in addition to, the overall Buildings cover limit.			
Trace and access	<b>£5,000 in total</b>		
Clearing drain blockages	<b>£1,000 in total</b>		
Alternative accommodation	<b>20% of the buildings cover limit</b>		
Emergency access	<b>£400,000 but up to £250 for any growing tree, shrub or plant in the garden.</b>		
Replacement locks and keys	<b>£1,000</b>		
Property owners' liability	<b>£2,000,000</b>		
<b>Buildings cover excesses</b>			
Subsidence, heave and landslip	<b>£1,000 - This replaces your Buildings cover excess</b>		
Escape of water	<b>£250 - This is in addition to your Buildings cover excess</b>		
Replacement locks and keys	<b>£25 - This replaces your Buildings cover excess</b>		
Property owners' liability	<b>No excess applies</b>		

## Optional cover

Cover you can choose to add or remove. Please see your policy booklet for more detail.

	Limit	Excess	Selected?
Buildings - accidental damage optional cover	<b>£400,000</b>	<b>£200</b>	✗

## Special conditions that apply to your policy:

### Unoccupancy Condition

When your home has not been lived in for more than 48 hours it is a condition of your policy that:

- All locking devices and Intruder alarms, where installed, are put into operation.
- The water supply is turned off at the main and the water and heating systems (excluding radiators) are drained.
- The gas supply and, if no alarm is installed, the electricity supply are each turned off at the main.

Your home should also be inspected at least once a week.

You must also notify us in advance if the property is not to be lived in or is to be left without sufficient furniture for normal living purposes, for more than the period you have already indicated to us.

If you do not comply with this condition it may invalidate any claim.



# Local Land Charges official search

It is hereby certified that the search of land and property as shown below reveals registrations up to and including the date and time of this certificate

**Search area:**

12, Rosary Road, Norwich, NR1 1TA

**Reference:**

000 009 192

**Time and date:**

13:14:43 on 3 October 2019

**Map:**



**Map key:**



**There are 4 local land charges in your search area.**

**Category**

Planning - Conditional planning consent



Dotted line shows your search area

**Location**

10 Rosary Road Norwich Norfolk NR1 1TA

**Description**

Installation of dormer window and two velux windows

**Law**

Town and Country Planning Act 1990 section 70

**Legal document**

Planning permission

**Originating authority**

Norwich City Council

**Authority reference**

04/00693/F

**Source information**

landsearches@norwich.gov.uk



Charge area

**Registration date**

2 August 2004

**Creation date**

2 August 2004

**HM Land Registry reference**

LLC-75HK

**Category**

Planning - Conditional planning consent



Dotted line shows your search area

**Location**

12 Rosary Road

**Description**

Erection of first floor extension at rear of dwelling

**Law**

Town and Country Planning Act 1990 section 70

**Legal document**

Planning permission

**Originating authority**

Norwich City Council

**Authority reference**

881135/F

**Source information**

landsearches@norwich.gov.uk

**Registration date**

17 October 1988

**Creation date**

17 October 1988

**HM Land Registry reference**

LLC-6FTR



Charge area

## Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

### Location

13 Lollards Road

### Description

Erection of bay window at front of dwelling

### Law

Town and Country Planning Act 1990 section 70

### Legal document

Planning permission

### Originating authority

Norwich City Council

### Authority reference

880045/F

### Source information

landsearches@norwich.gov.uk

### Registration date

24 February 1988

### Creation date

24 February 1988

### HM Land Registry reference

LLC-6FCH

## Category

Planning - Conservation area



Dotted line shows your search area

### Location

Date declared 6 October 1992 - Boundary change September 2003

### Description

St Matthews conservation area

Date declared 6 October 1992 - Boundary change September 2003

### Law

Planning (Listed Buildings and Conservation Areas) Act 1990 section 69(4)

### Legal document

Notice

### Originating authority

Norwich City Council

### Authority reference

Not provided

### Source information



Charge area

[https://www.norwich.gov.uk/info/20073/conservation\\_areas/1131/article\\_4\\_directions\\_in\\_a\\_conservation\\_area](https://www.norwich.gov.uk/info/20073/conservation_areas/1131/article_4_directions_in_a_conservation_area)

**Registration date**

22 July 2019

**Creation date**

2 January 1979

**HM Land Registry reference**

LLC-7F0Z

# Law Society CON 29 Enquiries of local authority (2016)

If you are applying for an electronic search, you need only supply one copy of the form and plan. If you are submitting a paper-based search, the form and plan must be submitted in duplicate. Please type or use BLOCK LETTERS

A.

## Local authority name and address

NORWICH CITY COUNCIL  
LOCAL LAND CHARGES  
CITY HALL  
ST. PETERS STREET  
NORWICH  
NR2 1NH

Search No: 1607

Signed: *[Signature]*

On behalf of: NORWICH CITY COUNCIL

Local authority/private search company/member of public  
(include as appropriate)

Dated: 10 OCT 2019

B.

## Address of the land/property

UPRN(s):

Secondary name/property:

Primary name/property: 12

Street: ROSARY ROAD

Locally/village:

Town: NORWICH

Postcode: NR1 1TA

C.

Other roadways, footways and footpaths in respect of which a reply to enquiries 2.1 and 3.6 is required (maximum 3 roads):

As hatched on plan  
in red.

D.

## Fees

£ 102 is enclosed/is paid by NLIS transfer  
(delete as appropriate)

Signed: *[Signature]*

Dated: 03/10/19

Reference: SDbol Gidney and Jones

Telephone No: 01424 718822/719111

Fax No: 01424 718833

E-mail: Sdenhamsolicitor@aol.com

E.

Please reply to:

SAMANTHA DENHAM  
SOLICITORS  
10 CAMBRIDGE ROAD HASTINGS  
EAST SUSSEX TN34 1DJ

DX Address 7062 Hastings

## Notes

- Enter name and address of appropriate Local Authority. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining local authority.
- Enter address and description of the property. Please give the UPRN(s) (Unique Property Reference Number) where known. A duplicate plan is required for all searches submitted directly to a local authority. The search may be returned if land/property cannot easily be identified.
- Enter name and/or mark on plan any other roadways, footways and footpaths abutting the property (in addition to those entered in Box B) to which a reply at enquiries 2.1 and 3.6 is required.
- Details of fees can be obtained from the local authority, your chosen NLIS channel or search provider.
- Enter the name and address/DX address of the person or company lodging or conducting this enquiry.

Norwich City Council

07 OCT 2019

Cheque No: 101058

Amount VAT: £102.00

Amount No VAT: -

Account Holder: Samantha Denham



## LAND CHARGES SEARCHES Con 29 2016 PART I - PLANNING

Address: 12 Rosary Road Norwich NR1 1TA  
Search No: 1627  
Plan attached: Yes  
National Grid Ref: Easting:624039  
Northing:308863  
OS 1250 Tile: TG2408NW  
10-metre ref: TG 2403 0886

### 1 PLANNING AND BUILDING REGULATIONS

#### 1.1 Planning and building decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

- a) a planning permission
- b) a listed building consent
- c) a conservation area consent
- d) a certificate of lawfulness of existing use or development
- e) a certificate of lawfulness of proposed use or development
- f) a certificate of lawfulness of proposed works for listed buildings

#### Informative for items 1.1a to 1.1f:

The Council's computerised records of Planning History do not extend back before 1992. This reply only reports details of decisions for the period since that date.

Records, prior to 1992, have to be searched manually and details will only be provided, on request, for an additional fee.

(a-f) The following planning applications (if any) apply:

**1995-Present:**

**1990-1994:**

**1985-1989:**

870962/F

880045/F

881135/F

**1980-1984:**

**1975-1979:**

**1970-1974:**

**1965-1969:**

**1948-1964:**

Copies may be obtained on application to the Local Land Charges Office by letter stating the number of copies required.

The register may be inspected at Norwich City Planning Department, City Hall, Norwich.

g) a heritage partnership agreement: No

**Informative**

**There are currently two heritage partnership agreements in Norwich. One on the City Walls and one (or more) pending at the UEA.**

h) a listed building consent order: No

i) a local listed building consent order: No

**Building Regulations [Sections (j) - (l)]**

**See PART 1 BUILDING CONTROL**

**1.2 Planning designations and proposals**

What designations of land use for the property or the area and what specific proposals for the property, are contained in any existing or proposed development plan?

**Development Plan Policies**

**The development plan for Norwich includes:** The Joint Core Strategy for Norwich, Broadland and South Norfolk (adopted March 2011, amendments adopted January 2014); the Norwich Site Allocations and Site Specific Policies Local Plan (adopted December 2014) and the Norwich Development Management Policies Local Plan (adopted December 2014).

The property is not within the Broads Authority City Area

The Norfolk Minerals and Waste Core Strategy and Development Management Development Plan Document (adopted September 2011); the Norfolk Minerals Site Specific Allocations Development Plan Document (adopted October 2013) and the Norfolk Waste Site Specific Allocations Development Plan Document (adopted October 2013) also form part of the development plan for Norwich in relation to minerals and waste issues.

**The Norwich Local Plan identifies the following site specific policies applying to this property:**

Conservation areas (Policy DM9 - St Matthews Conservation Area)

City centre parking (Policy DM29 - City Centre Parking Area)

**Other Planning Designations:**

Is the property:

A Scheduled Ancient Monument: No

A Statutory Listed Building: No

A building or other asset on the City Council's Local List: Yes

**Informative:**

**This reply reflects policies or proposals on any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in supplementary planning documents or informal planning guidance notes. Policies and proposals listed here are those in the Site Allocations Local Plan and Development Management Policies Local Plan (where applicable) that have a specific policy or site reference on the Norwich Local Plan Policies Map illustrating the policies of those plans.**

**Risk of flooding from rivers and sea: No**

Flood plains – The Norwich Local Plan shows areas which the Environment Agency has identified as subject to flood risk for the purposes of applying relevant local development plan policies. These may be subject to change. Additional information on flood risk can be obtained from the Environment Agency web site [www.gov.uk/government/organisations/environment-agency.gov.uk](http://www.gov.uk/government/organisations/environment-agency.gov.uk)

**2 ROADS AND PUBLIC RIGHTS OF WAY**

**Roadways, footways and footpaths**

**2.1** Which of the roads, footways and footpaths named in the application for this search are:

a) highways maintainable at public expense

b) subject to adoption and, supported by a bond or bond waiver

- c) to be made up by a local authority who will reclaim the cost from the frontagers
- d) to be adopted by a local authority without reclaiming the cost from the frontagers
- a) Rosary Road (coloured orange) is adopted. The passage-way (coloured pink) is not adopted
- b) None
- c) I have no knowledge of any
- d) I have no knowledge of any

**Informative:**

If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

**Public Rights of Way**

- 2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map? No
- 2.3 Are there any pending applications to record a public right of way that abuts, or crosses the Property, on a definitive map or revised definitive map? Not so far as is known
- 2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property, not yet implemented or shown on a definitive map? Not so far as is known
- 2.5 If so, please attach a plan showing the appropriate route.

**Informative**

This is a Norfolk county council function for further information please contact their "definitive map team" <mailto:rightsofwayregister@norfolk.gov.uk>

**3 OTHER MATTERS**

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of relevant documents be obtained?

- 3.1 Is the property in Land required for Public Purposes? No
- 3.2 Is the property in Land to be acquired for Road Works? See PART 1 TRAFFIC

**3.3 Drainage Matters**

- a) Is the property served by a sustainable urban drainage system (SuDS)? Not so far as is known
- b) Are there SuDS features within the boundary of the property? Not so far as is known  
: If yes, is the owner responsible for maintenance?
- c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge? Not Applicable

**Informative**

The Council does not hold accurate information on SUDS features which may or may not be installed at the property, some information may be available on the relevant planning consent for the site.

Enquiries about drainage should be made of the local sewerage undertaker (Anglian Water) via Geodesys Ltd, PO Box 70 Spalding, Lincs PE11 1DB

- 3.4 Nearby Road Schemes See PART I - TRAFFIC
- 3.5 Nearby Railway Schemes See PART I - TRAFFIC

**3.6 Traffic Schemes**

**See PART I - TRAFFIC**

**3.7 Outstanding Notices ((a)-(g)) - In addition to those previously revealed in the search**

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?

- |   |                        |
|---|------------------------|
| a) building works   | Not so far as is known |
| b) environment  | Not so far as is known |
| c) health and safety  | Not so far as is known |
| d) housing  | Not so far as is known |
| e) highways   | Not so far as is known |
| f) public health  | Not so far as is known |
| g) flood and coastal erosion risk management: There are no statutory notices relating to flood and coastal erosion risk management. |                        |

**3.8 Contravention of Building Regulations:**

**See PART I - BUILDING CONTROL**

**3.9 Notices, Orders, Directions and Proceedings under Planning Acts**

**Smoke Control Order:** No

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?

- |   |   |
|---|---|
| a) an enforcement notice:   | None recorded unless otherwise stated (see below) |
| b) a stop notice:   | None recorded unless otherwise stated (see below) |
| c) a listed building enforcement notice:  | None recorded unless otherwise stated (see below) |
| d) breach of condition notice:  | None recorded unless otherwise stated (see below) |
| e) a planning contravention notice:   | None recorded unless otherwise stated (see below) |
| f) another notice relating to a breach of planning control:   | None recorded unless otherwise stated (see below) |
| g) a listed building repairs notice:  | None recorded unless otherwise stated (see below) |
| h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation: | None recorded unless otherwise stated (see below) |
| i) a building preservation notice:  | None recorded unless otherwise stated (see below) |
| j) a direction restricting permitted development:   | None recorded unless otherwise stated (see below) |

**Permitted Development Restrictions:**

Article 4: No

**Before proceeding with any building, extension or other works of development on this property, advice should be sought from Norwich City Council's development management service on the extent of the restrictions applied. Further information is also available on the council's website at <http://www.norwich.gov.uk/Planning/HeritageAndConservation/Pages/Article4DirectionsInConservationAreas.aspx>**

- |  |   |
|--|---|
| k) an order revoking or modifying planning permission:                                     | None recorded unless otherwise stated (see below) |
| l) an order requiring discontinuance of use or alteration or removal of building or works: | None recorded unless otherwise stated (see below) |

- m) a tree preservation order: None recorded unless otherwise stated (see below)  
Tree Preservation Order:  
Tree Preservation Order Pending:
- n) proceedings to enforce a planning agreement or planning contribution:  
None recorded unless otherwise stated (see below)

**3.10 Community Infrastructure Levy (CIL)**

The City Council operates a Community Infrastructure Levy which came into effect in 2013 and applies to all new development in the City. For full details see:

[https://www.norwich.gov.uk/info/20017/planning\\_applications/1142/community\\_infrastructure\\_levy\\_cil](https://www.norwich.gov.uk/info/20017/planning_applications/1142/community_infrastructure_levy_cil)

- a) Is there a CIL charging schedule? Yes  
see <https://www.norwich.gov.uk/downloads/file/1982/cilchargingsschedulenorwich>
- b) If yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:
- i) a liability notice: No
  - ii) a notice of chargeable development: No
  - iii) a demand notice: No
  - iv) a default liability notice: No
  - v) an assumption of liability notice: No
  - vi) a commencement notice: No
- c) Has any demand notice been suspended? No
- d) Has the Local Authority received full or part payment for any CIL liability? No
- e) Has the Local Authority received any appeal against any of the above? No
- f) Has a decision been taken to apply for a liability order? No
- g) Has a liability order been granted? No
- h) Have any other enforcement measures been taken? No

**3.11 Conservation Areas**

The property is within the St Matthews Conservation Area

Do the following apply in relation to the property?

- a) the making of the area a conservation area before 31<sup>st</sup> August 1974: No
- b) an unimplemented resolution to designate the area a Conservation Area: See full Council Agenda  
[https://cmis.norwich.gov.uk/live/Committees/tabid/62/ctl/ViewCMIS\\_CommitteeDetails/mid/381/id/1/Default.aspx](https://cmis.norwich.gov.uk/live/Committees/tabid/62/ctl/ViewCMIS_CommitteeDetails/mid/381/id/1/Default.aspx)

**There are no unimplemented resolutions to designate a conservation area.**

**3.12 Compulsory Purchase**

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?  
None recorded unless otherwise stated (see below)

Compulsory Purchase:

**3.13 Contaminated Land**

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?

- a) a contaminated land notice: No
- b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990
  - i) a decision to make an entry: No
  - ii) an entry: No
- c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice: No

**Informative:**

**A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.**

**3.14 Radon Gas**

Do records indicate that the property is in a Radon Affected Area as identified by Public Health England or Public Health Wales? No

**3.15 Assets of Community Value**

- a) Has the property been nominated as an asset of community value? No  
If so:
  - i) Is it listed as an asset of community value: No
  - ii) Was it excluded and placed on the "nominated but not listed" list: No
  - iii) has the listing expired: No
  - iv) Is the Local Authority reviewing or proposing to review the listing: No
  - v) Are there any subsisting appeals against the listing: No
- b) If the property is listed:
  - i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property: No
  - ii) Has the Local Authority received a notice of disposal: No
  - iii) Has any community interest group requested to be treated as a bidder: No

Initials: CL

Date: 09/10/19

**LOCAL LAND CHARGE SEARCH  
PART I - BUILDING CONTROL**

Address: 12 Rosary Road Norwich NR1 1TA

Search No: 1627

**1.1 Building Regulations**

**This reply does not cover other properties in the vicinity of the property.**

**The results of the Building Regulation records only pertain to works that have been completed within the last 15 years or are projects that have not been actioned as completed. Applications that were issued a completion certificate more than 15 years ago are not revealed as part of this search. If you require further information on this matter please email [searches@cncbuildingcontrol.gov.uk](mailto:searches@cncbuildingcontrol.gov.uk) – Freephone 0808 1685041**

**Copies of documents issued by, or held by CNC Building Control, on behalf of Norwich City Council are available on written request.**

**If an approved Inspectors Initial Notice is listed with no matching Final Certificate listed, the seller or developer should be asked to provide evidence of compliance with Building Regulations. CNC Building Control is unable to provide copies of Final Certificates, which should be obtained from the Approved Inspector.**

The Council did not issue Completion Notices before 01.01.93.

The following certificates, if any apply:-

**j) Building Regulations approvals:**

**None**

**k) Building Regulations Completion Certificates (including Regularisation Certificates or Final Certificate issued by an Approved Inspector):**

**None**

**Informative:**

**The seller or developer should be asked to provide evidence of compliance with building regulations**

**l) Competent Person Scheme (certificates for Competent Person are not held by CNC Building Control):**

**Details: GASAFE-12216806 - Installed a Gas Boiler - 03.09.2013**

**3.8 Contravention of building regulations:**

**Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?:**

**None**

**For information please contact CNC Building Control Cons.  
on Freephone 0808 1685041 or  
email: [enquiries@cncbuildingcontrol.gov.uk](mailto:enquiries@cncbuildingcontrol.gov.uk)**

**3 Other Matters**

**3.2 Land to be acquired for Road Works**

None recorded unless otherwise stated (see below)

**3.4 Nearby Road Schemes**

Is the property (or will it be) within 200 metres of any of the following?:

- a) the centre line of a new trunk road or special road specified in any order, draft order or scheme.
  - b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway.
  - c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving
    - i) construction of a roundabout (other than a mini roundabout) or
    - ii) widening by construction of one or more additional traffic lanes.
  - d) the outer limits of:
    - i) construction of a new road to be built by a local authority
    - ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway.
    - iii) Construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes.
  - e) the centre line of the proposed route of a new road under proposals published for public consultation.
  - f) the outer limits of:
    - i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway.
    - ii) construction of a roundabout (other than a mini- roundabout).
    - iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation.
- a) Not so far as is known  
b) Not so far as is known  
c) Not so far as is known  
d) Not so far as is known  
e) Not so far as is known  
f) Not so far as is known

**3.5 Nearby Railway Schemes**

- a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail: Not so far as is known
- b) Are there any proposals for a railway, tramway, light railway or monorail with the local authority's boundary?: Not so far as is known

3.6 Traffic Schemes Approved But Not Yet Implemented

Has a local authority approved but not yet implemented any of the following?:

a)	Permanent stopping up or diversion	Not so far as is known
b)	Waiting or loading restrictions	Not so far as is known
c)	One way driving	Not so far as is known
d)	Prohibition of driving	Not so far as is known
e)	Pedestrianisation	Not so far as is known
f)	Vehicle width or weight restriction	Not so far as is known
g)	Traffic calming works including road humps	Not so far as is known
h)	Residents parking control	Not so far as is known
i)	Minor road widening or improvement	Not so far as is known
j)	Pedestrian crossings	Not so far as is known
k)	Cycle tracks	Not so far as is known
l)	Bridge building	Not so far as is known

**Informatives**

**Highway improvements:**

- A major transport improvement package of highway and bus priority works are planned in Norwich for years 2019 to 2023 from the government's Transforming Cities Fund. This will primarily affect selected radial roads and associated junctions in the city of Norwich and may affect on-street parking provision. Scheme information will be published online as its approved for consultation/construction at [www.norfolk.gov.uk/transformingcities](http://www.norfolk.gov.uk/transformingcities)
- Norwich City Council acts under a highways agency agreement to deliver highway improvements in partnership with Norfolk County Council. Details of most major Transport for Norwich schemes that are proposed/approved/under construction can be found at [www.norfolk.gov.uk/tfn](http://www.norfolk.gov.uk/tfn)
- For local Traffic Regulation Orders and other highway orders and notices currently under consultation visit [www.norwich.gov.uk/TRO](http://www.norwich.gov.uk/TRO)
  - **On-street permit entitlement:** Residential properties within a Controlled Parking Zone in Norwich that have been built or converted for use and occupied since 14<sup>th</sup> July 2004 are generally not entitled to on-street parking permits. Please check permit entitlement at [www.norwich.gov.uk/mynorwich](http://www.norwich.gov.uk/mynorwich)
  - **Stopping up of the highway;** In some circumstances, stopping up of the highway (extinguishing the publicly maintainable status of the highway and its reversion to private land status) can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority.
  - **Vehicle accesses;** Construction of a vehicular access from the highway (dropped kerbs) to the curtilage of a property may require the following consents:
- By Norwich City Council as the Local Planning Authority for any vehicular access to a classified road (A, B or C Class Road) / or anywhere that has an 'Article 4 Direction' that restricts permitted development rights affecting removal of boundary features such as a hedges, walls etc (check address at [www.norwich.gov.uk/mynorwich](http://www.norwich.gov.uk/mynorwich))

## LOCAL LAND CHARGE SEARCH PART I - TRAFFIC

- In all cases by Norwich City Council as Highway Authority; to ensure that the vehicle access across the footway/verge conforms to Norwich City Council Local Plan Policy DM30 and is built to adoptable standards  
NB It is the responsibility of the property owner to ensure that necessary consents have been obtained. Where vehicle accesses have been constructed without the necessary Planning / Highway consents, or vehicles are being driven over the footway/verge without a suitable vehicle crossover it may be necessary for retrospective consents to be secured to ensure that the vehicle crossover is lawful. Please be aware that in some cases Planning/Highway consent may be refused and enforcement action taken for unauthorised vehicle access to a property to cease and associated development reversed e.g. removal of an unauthorised crossover, reinstatement of verge and footway kerbs, boundary walls, ground works etc at the expense of the property owner.

For more information about our policies and to make an application for a vehicle crossover, visit [www.norwich.gov.uk/droppedkerbs](http://www.norwich.gov.uk/droppedkerbs)

H.M. LAND REGISTRY			TITLE NUMBER	
			NK20746	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	NORFOLK		TG2308	AA
Scale: 1:1250			© Crown Copyright 1969.	



VAT Receipt

Payment made to:  
Norwich City Council  
St. Peters Street  
Norwich  
Norfolk  
NR2 1NH  
0344 980 3333  
VAT registration no107-0077 12

Receipt number            WPST00439701  
Payment method            Cheque  
Date/Time :                07/10/2019 09:50:19

Reference	Fund	Narrative	Code	VAT (£)	Net (£)	Gross Amt (£)
LCWVAT	Miscellaneous income	12 Rosary Road S		17.00	85.00	102.00
		Total net amount			85.00	
		Total VAT			17.00	
		Total Amount			102.00	

VAT Code	VAT%	Net £	VAT£	Gross £
S	20.00	85.00	17.00	102.00
Totals		85.00	17.00	102.00

Total VAT exempt items £0.00

Thank you. Your payment has been accepted  
Please retain this copy for your records.

[www.norwich.gov.uk](http://www.norwich.gov.uk)

# Energy Performance Certificate



12, Rosary Road, NORWICH, NR1 1TA

**Dwelling type:** End-terrace house  
**Date of assessment:** 12 July 2019  
**Date of certificate:** 12 July 2019

**Reference number:** 8881-7523-6940-8512-5992  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 142 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,154</b>
<b>Over 3 years you could save</b>	<b>£ 2,082</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 315 over 3 years	
Heating	£ 4,521 over 3 years	£ 2,439 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
<b>Totals</b>	<b>£ 5,154</b>	<b>£ 3,072</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Band	Score Range	Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 879
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,065
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 132

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
	Cavity wall, as built, partial insulation (assumed)	★★★☆☆
Roof	Pitched, 300 mm loft insulation	★★★★★
	Roof room(s), no insulation (assumed)	★☆☆☆☆
Floor	Solid, no insulation (assumed)	—
Windows	Fully double glazed	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	Room heaters, smokeless fuel	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 93% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 320 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

### Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

### Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	24,960	N/A	(314)	(5,827)
Water heating (kWh per year)	2,313			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the [www.gov.uk](http://www.gov.uk) website.

## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Room-in-roof insulation	£1,500 - £2,700	£ 293	 D58
Internal or external wall insulation	£4,000 - £14,000	£ 355	 C69
Floor insulation (solid floor)	£4,000 - £6,000	£ 44	 C70
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 334	 C77

## Financial Support and the Green Deal

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may also be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures under the ECO scheme, provided that you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone **0800 444202** for England and Wales.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by ECMK Ltd. You can obtain contact details of the Accreditation Scheme at [www.ecmk.co.uk](http://www.ecmk.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.epcregister.com](http://www.epcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.epcregister.com](http://www.epcregister.com). To opt out of having information about your building made publicly available, please visit [www.epcregister.com/optout](http://www.epcregister.com/optout).

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**Related party disclosure:** No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 9.7 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 5.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

