



AUCTION PACK
For
20 Beechwood Avenue
BRADFORD
West Yorkshire
BD6 3AF

Introduction to this pre-sale information pack

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

20 Beechwood Avenue, BRADFORD, West Yorkshire, BD6 3AF.

In line with the Consumer Protection Regulations 2008, the information enclosed supports our details in providing the purchaser with as much relevant information as possible that may affect their buying decision.

This enforces commitment to providing the most complete and professional service for all our clients, whether buying or selling the property.

Although the information in this pack is designed to help, the information provided is from the seller of the property and cannot guarantee the accuracy.

Where the information has been sourced via the risk assessment database it is done so based on the property postcode and again this cannot be guaranteed by for accuracy.

Although this pre sale pack provides an overview for a potential purchasers it does not and must not replace the usual checks that would be carried out on both parties' behalf by their acting Solicitors.

The electronic official copy of the register follows this message.

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



Official copy of register of title

Title number WYK461517

Edition date 22.09.2020

- This official copy shows the entries on the register of title on 10 JUN 2022 at 10:29:48.
- 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 10 Jun 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

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

WEST YORKSHIRE : BRADFORD

- 1 (06.08.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 20 Beechwood Avenue, Bradford (BD6 3AF).
- 2 (07.11.2003) The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 4 June 1938 referred to in the Charges Register:-

"TOGETHER WITH general and unrestricted rights of way for the Purchaser (in common with the Vendor and all other persons entitled or to become entitled to similar rights).....(so far as the Vendor can grant the same).....over and along the whole of a private road or carriage drive on the North Easterly side of the dwellinghouses Numbered 10, 12, 14, 16 and 18 Beechwood Avenue.....and the footpath connecting the said carriage drive with Beechwood Avenue aforesaid AND ALSO the use (in common as aforesaid) of the common drains and sewers gas and water pipes and electricity mains and cables lying under the adjoining property of the Vendor on the North Westerly side of the property hereby conveyed under Beechwood Avenue aforesaid and the said private road or carriage drive Reserving nevertheless unto the Vendor in fee simple (in common with the Purchaser and all other persons entitled or to become entitled to similar rights) general and unrestricted rights of way over and along the portions hereby conveyed of.....the said footpath connecting the private road or carriage drive aforesaid with Beechwood Avenue aforesaid AND ALSO the right to use the common drains and sewers and gas and water pipes and electricity mains and cables laid under the property hereby conveyed and liberty and authority to grant such rights as are hereby reserved to others"
- 3 The Conveyance dated 16 September 1938 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED by and between the parties hereto that the walls and fences separating the property hereby conveyed from the adjoining property on the North Westerly and South Easterly sides thereof shall be mesne or party walls and fences within the meaning of Section 38 of the Law of Property Act 1925 and shall be repaired and maintained at the joint and equal expense of the owners of the said respective parties using the same AND FURTHER that all drains fall

A: Property Register continued

pipes spouts conductors gutters gullies chimney stacks gas and water pipes and electricity mains and cables on and under the property hereby conveyed and on and under the said adjoining property which have hitherto been used in common by the owners and occupiers thereof or are intended to be so shall be used in common by the owners and occupiers for the time being of the property hereby conveyed and such adjoining property and the same shall be maintained and repaired accordingly."

- 4 The Transfer dated 5 October 1989 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the walls and fences separating the property hereby transferred from the retained land shall be deemed to be party walls and fences and shall be used and repaired accordingly."

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 (22.09.2020) PROPRIETOR: SAJID MISKEEN of 20 Beechwood Avenue, Bradford BD6 3AF.
- 2 (22.09.2020) The price stated to have been paid on 11 September 2020 was £60,000.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 16 September 1938 made between (1) John Ackroyd Groves (Vendor) and (2) Ruth Ann Fox (Purchaser) contains the following covenants:-

"The Purchaser hereby covenants with the Vendor in manner following that is to say:-

That she will not keep pigs or poultry on the property hereby conveyed or upon any part thereof."

- 2 The land is subject to the following rights reserved by a Transfer of the land in this title dated 5 October 1989 made between (1) John Kendal Lowe and Carole Ann Lowe (Transferor) and (2) Carole Ann Lowe (Transferee):-

"EXCEPT AND RESERVED unto the Transferor the owner for the time being of the land edged blue on the plan attached hereto ("the retained land"):-

(i) The right as hitherto enjoyed by the Transferor of access at all times and for all normal domestic purposes connected with the use and enjoyment of the retained land to enter onto the property hereby transferred for the purposes of maintaining the walls of the dwellinghouse number 22 Beechwood Avenue aforesaid for cleaning and repairing and decorating windows in those premises.

(ii) The right of passage of gas electricity water and soil from and to any part of the retained land through pipes drains wires and conduits lying or being in under through or over the premises hereby transferred so far as may be reasonably necessary for the beneficial occupation of the retained land for all purposes.

(iii) the right with or without workmen and unnecessary materials to enter from time to time into or upon the premises hereby transferred for the purpose of repairing so far as may be necessary such pipes drains wires and conduits aforesaid in so far as such repairs cannot

C: Charges Register continued

reasonably be carried out without such entry and in all cases upon giving reasonable previous notice of their intention so to enter to the Purchaser or owner all other repairs for the time being of the premises for the time being transferrerd and making good to the reasonable satisfaction of the Transferor or such other person as aforesaid any damage caused to any part of the premises hereby transferred arising out of the exercise of the right referred by this paragraph

(iv) A right of way on foot only over the property shown coloured brown on the plan attached hereto in order to gain access to the unmade road to the rear of the properites in Beechwood Avenue aforesaid.

(v) The right to the free passage of light and air through the existing windows in the southern wall of the dwellinghouse known as 22 Beechwood Avenue aforesaid situate on the retained land."

NOTE: Copy plan filed.

- 3 The land is subject to the following rights granted by a Transfer of 22 Beechwood Avenue dated 15 May 1991 made between (1) John Kendall Lowe and Carole Ann Lowe (Transferors) (2) Carole Ann Lowe (Grantor) and (3) Joseph Harper and Patricia Ethel Harper (Transferees):-

"Together with the right for the Transferees their successors in title and their tenants and licencees and occupiers from time to time of the land hereby transferred to enter with or without workmen and necessary materials and equipment upon the adjoining property of the Grantor known as 20 Beechwood Avenue aforesaid so far as may be necessary to do so for the purpose of inspection maintenance repair and renewal of the buildings now erected upon the land hereby transferred or to be erected thereon within 80 years of the date hereof subject to the Transferees or other the person exercising such right making good all damage occasioned by the exercise of such right."

- 4 By the Transfer dated 15 May 1991 referred to above the right reserved in Clause (iv) of the Transfer dated 5 October 1989 referred to above was released in the following terms:-

"The Transferees hereby release unto the Grantor all that right of way on foot only which was granted by Clause (iv) of a Transfer dated 5 October 1989 made between the Transferors of the first part and the Grantor of the second part to the intent that such right of way shall henceforth be extinguished."

End of register

These are the notes referred to on the following official copy

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

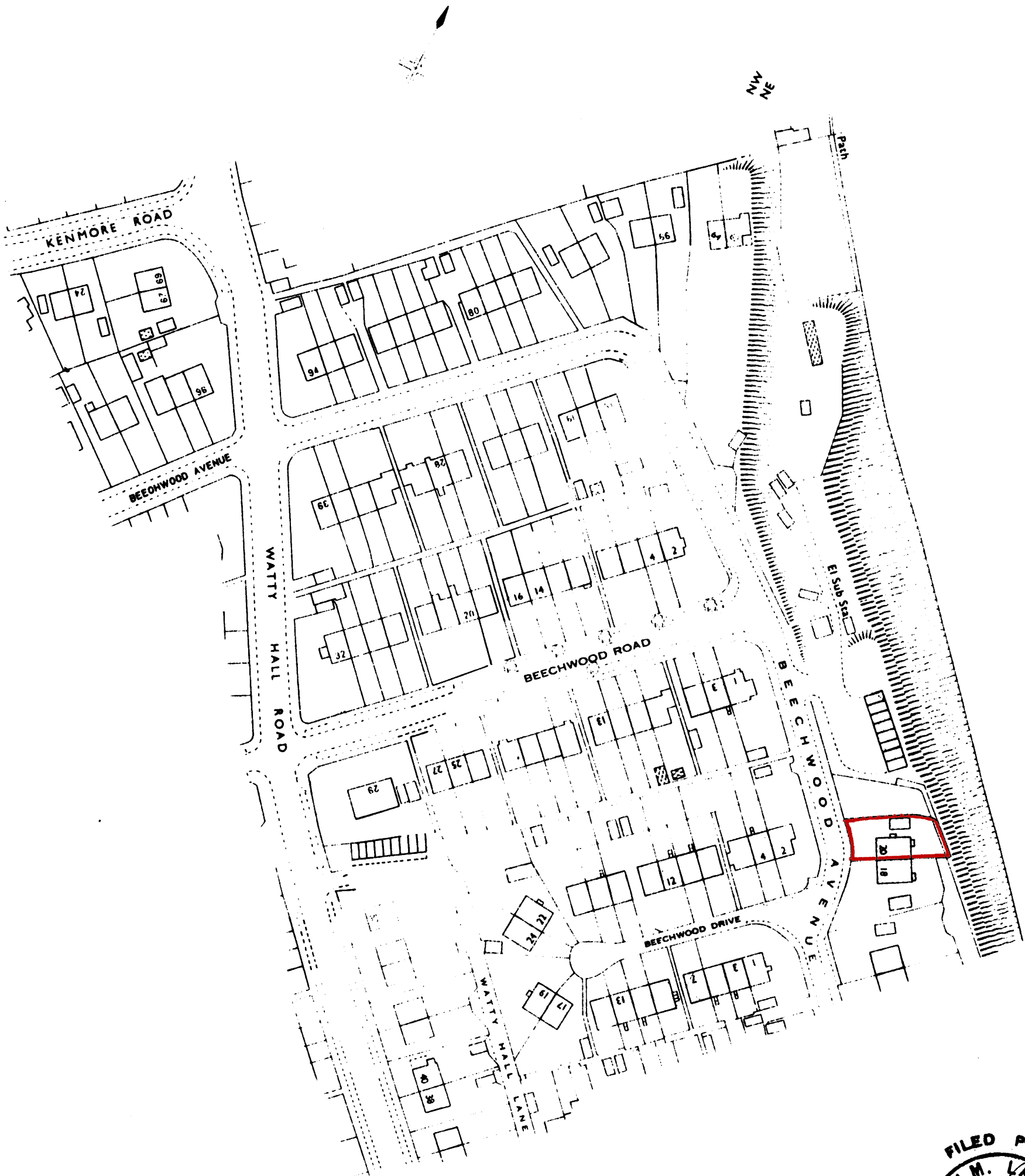
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 10 June 2022 shows the state of this title plan on 10 June 2022 at 10:29:48. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Nottingham Office .

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H.M. LAND REGISTRY		TITLE NUMBER	
		WYK 461517	
ORDNANCE SURVEY PLAN REFERENCE	SE 1430	SECTION F	Scale 1:1250
COUNTY WEST YORKSHIRE		DISTRICT BRADFORD	
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The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.

