

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

12 Execution

Signed as a deed by Edna Mary Randall in the presence of:

Signature

Signature of witness

Name (in BLOCK CAPITALS)

Address

Signed as a deed by Adam Willis in the presence of:

Signature

Signature of witness

Name (in BLOCK CAPITALS)

Address

Signed as a deed by Yasemin Leila Willis in the presence of:

Signature

Signature of witness

Name (in BLOCK CAPITALS)

Address

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to *Joint property ownership* and *practice guide 24: private trusts of land* for further guidance.

Examples of the correct form of execution are set out in *practice guide 8: execution of deeds*. Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 3.

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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 SK110332

Edition date 02.02.2018

- This official copy shows the entries on the register of title on 17 JUN 2024 at 17:09:00.
- 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 17 Jun 2024.
- 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.

SUFFOLK : BABERGH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Orchard Lea, Edies Lane, Leavenheath, Colchester (CO6 4PA).
- 2 (02.12.1996) 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.

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 (01.06.1977) PROPRIETOR: EDNA MARY RANDALL of 30 Edies Lane, Leavenheath, Colchester CO6 4PA.

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.

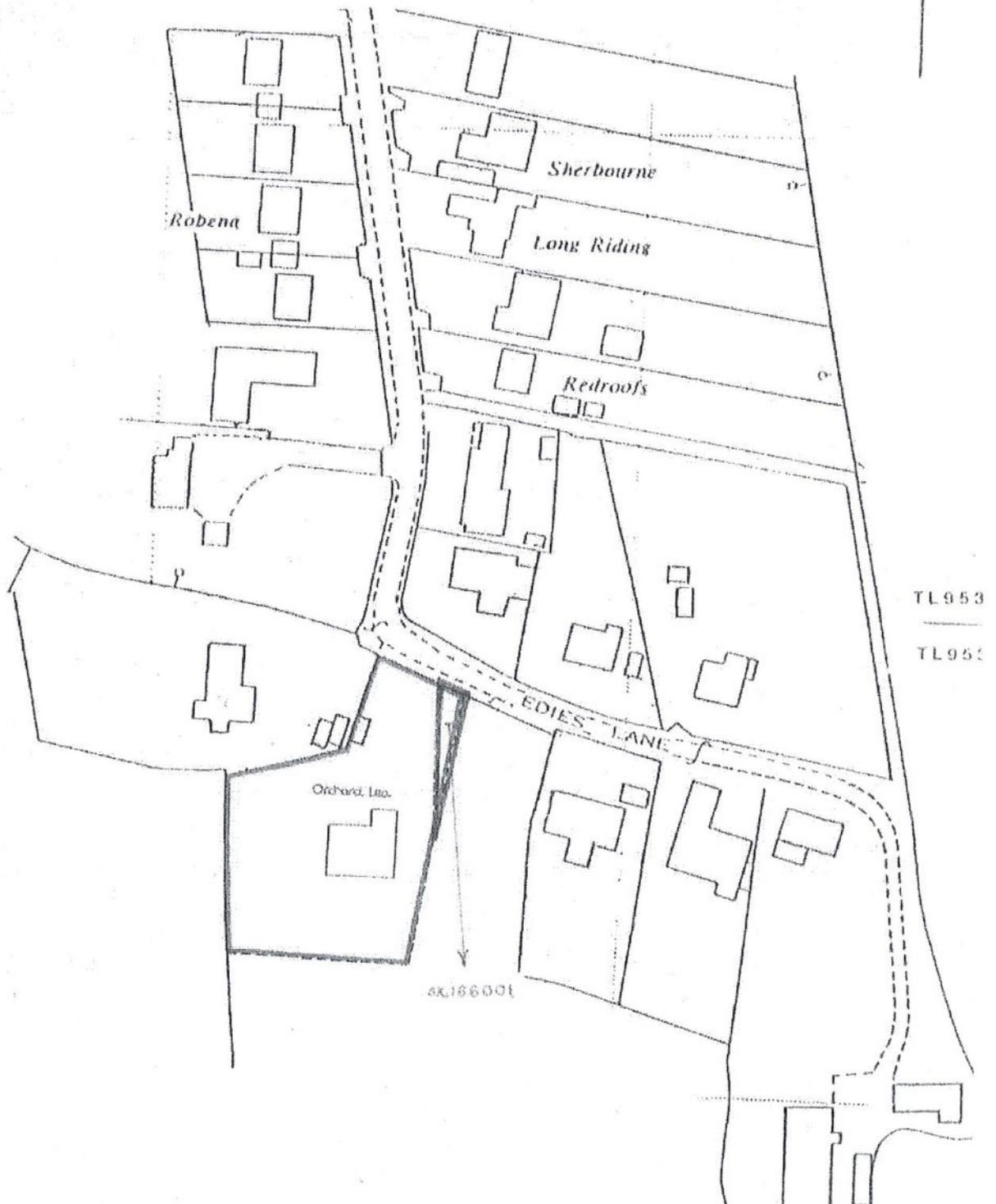
This official copy is issued on 03 October 2023 shows the state of this title plan on 03 October 2023 at 14:13:41. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may 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, Kingston Upon Hull Office .

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H.M. LAND REGISTRY		TITLE NUMBER	
		SK 11033	
ORDNANCE SURVEY PLAN REFERENCE	TL9535 TL9536		Scale 1:1
COUNTY SUFFOLK	DISTRICT BABERGH		© Crown c

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



The electronic official copy of the register follows this message.

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Official copy of register of title

Title number SK1314

Edition date 02.02.2018

- This official copy shows the entries on the register of title on 17 JUN 2024 at 17:09:26.
- 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 17 Jun 2024.
- 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.

SUFFOLK : BABERGH

- 1 (18.08.1947) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land to the south of Edies Lane.
- 2 (04.11.1991) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 (06.09.2002) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

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

Title absolute

- 1 (01.06.1977) PROPRIETOR: EDNA MARY RANDALL of Orchard Lea, Plough Lane, Leavenheath, Suffolk.

C: Charges Register

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

- 1 (09.09.2002) The land is subject to the following rights granted by a Transfer of the land edged and numbered SK166001 in green on the filed plan and other land dated 18 November 1996 made between (1) John James Randall and Edna Mary Randall (Transferors) and (2) David Bertram Dudley and Sandra Jane Dudley:-

"THE Transferors with the consent of the Britannia Building Society hereby grant to the Transferees a right for the Transferees and their successors in title to enter the Retained Land upon reasonable notice with or without workmen for the purposes of inspecting maintaining and

Title number SK1314

C: Charges Register continued

renewing the hereinafter mentioned fence and making good any damage caused in the exercise of this right"

NOTE: The land remaining in this title forms part of the Retained Land referred to. The fence referred to affects the southern and eastern boundaries of the land edged and numbered SK166001 in green on the filed plan.

End of register

These are the notes referred to on the following official copy

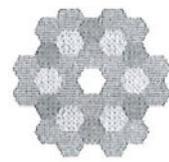
The electronic official copy of the title plan follows this message.

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

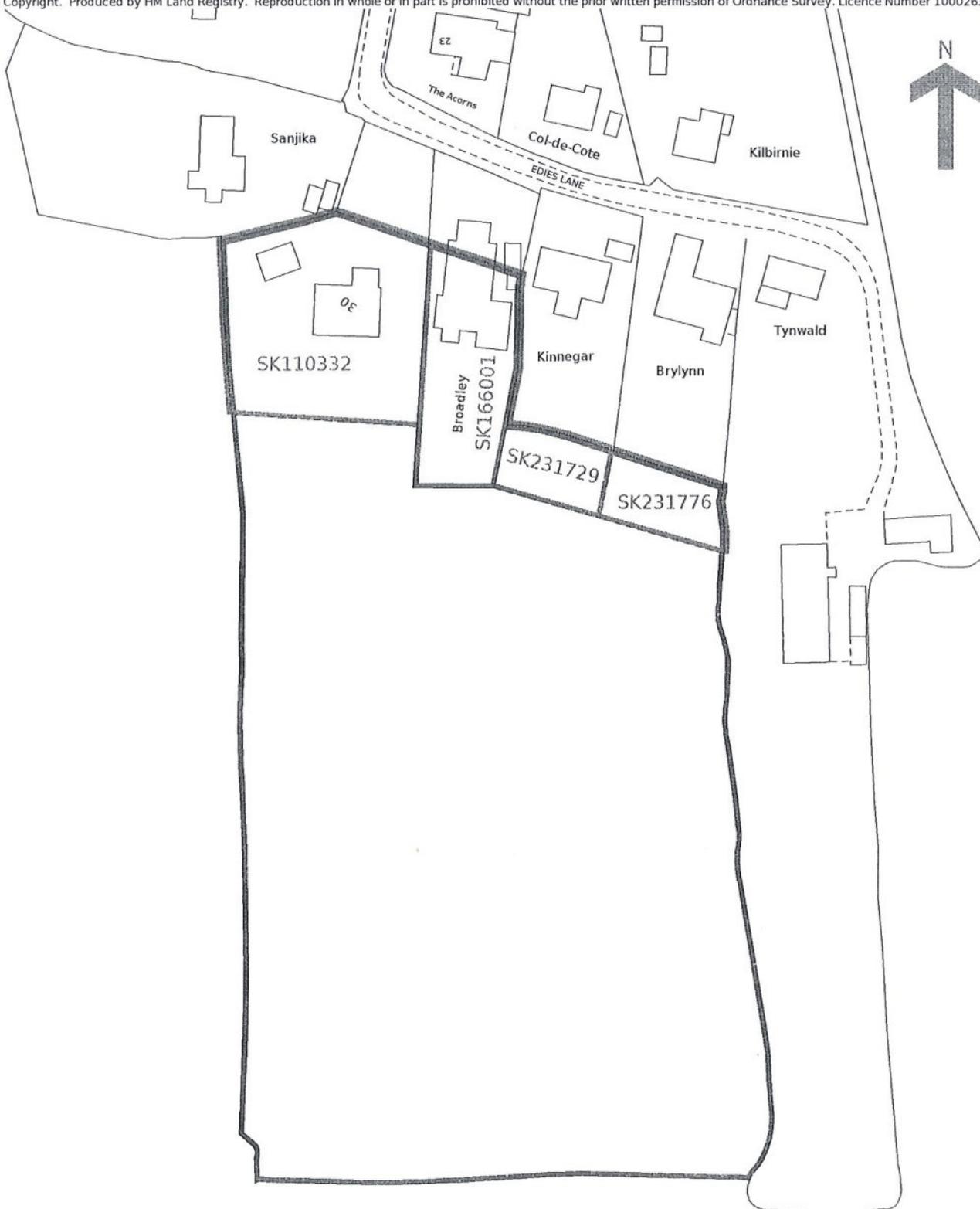
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Law Society Property Information Form (4th edition 2020 - second revision)

Address of the property

30 Edies Lane
Leavenheath
Colchester
Essex

Postcode

Full names of the seller

Edna Mary Randall

Seller's solicitor

Name of solicitor's firm

Holmes and Hills LLP

Address

96 North Street Sudbury Suffolk CO10 1RF

Email

lem@holmes-hills.co.uk

Reference number

LZM/RANDALL/261778.0003

About this form

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

Definitions

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

Instructions to the seller

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

Instructions to the buyer

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

1. Boundaries

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

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

- | | | |
|--|--|--|
| (a) on the left? <i>The wooden fence between the two gardens is my boundary fence.</i> | <input type="checkbox"/> Seller | <input type="checkbox"/> Neighbour |
| | <input type="checkbox"/> Shared | <input checked="" type="checkbox"/> Not known (WOODLAND) |
| (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:

Please see attached copy correspondence, Enquiries dated 8.12.1976, and plans.

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

Yes No

The boundary on the left (eastern) side of the woodland has been tied up by the owner of the adjoining property and an old wire fence has been replaced by a new wire fence. The boundary was straight but the owner has altered it as is shown on the OS map. Copy enclosed.

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

Yes No

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

Yes No

- 1.6 Has any notice been received under the Party Wall etc. Act 1996 in respect of any shared/party boundaries? If Yes, please supply a copy, and give details of any works carried out or agreed: Yes No Enclosed To follow

2. Disputes and complaints

- 2.1 Have there been any disputes or complaints regarding this property or a property nearby? If Yes, please give details: Yes No

See page 3. Items 1.1, 2 + 3. and enclosures, re boundaries.

- 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

As above, re boundaries

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

As above, re boundaries. See attached copy correspondence.

- 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

I was informed on 12.9.2023 that an application is being put forward for planning permission for two properties to be built on the apple orchard at the junction of A134 and High Road, Leaverhath. Also, a rumour that Josh Bates, neighbouring farmer may want to build on some of his land, in the future.

4. Alterations, planning and building control

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

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

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

- (a) Building works (e.g. extension, loft or garage conversion, removal of internal walls). If Yes, please give details including dates of all work undertaken: Yes No

So that the present property could be built, an old corrugated iron barn was demolished, 1991, and a new barn, almost completed towards the south of the property was erected. My late husband and I, were advised by Babergh D.C. that planning permission was not required.

- (b) Change of use (e.g. from an office to a residence) Yes No
_____ Year

- (c) Installation of replacement windows, roof windows, roof lights, glazed doors since 1 April 2002 Yes No
_____ Year

- (d) Addition of a conservatory Yes No
_____ Year

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

- (a) please supply copies of the planning permissions, Building Regulations approvals and Completion Certificates, OR:
(b) if none were required, please explain why these were not required - e.g. permitted development rights applied or the work was exempt from Building Regulations:

*an employee at 1991
Babergh D.C. advised that planning permission was not required. (Face to face visit)*

Further information about permitted development can be found at:
<https://www.planningportal.co.uk/info/200126/applications>

- 4.3 Are any of the works disclosed in 4.1 above unfinished? Yes No
If Yes, please give details:

My husband became ill during building and the illness lasted until his death in 2017.

- 4.4 Is the seller aware of any breaches of planning permission conditions or Building Regulations consent conditions, unfinished work or work that does not have all necessary consents? If Yes, please give details: Yes No

- 4.5 Are there any planning or building control issues to resolve? If Yes, please give details: Yes No

- 4.6 Have solar panels been installed? Yes No
If Yes:

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

(b) Are the solar panels owned outright? Yes No

(c) Has a long lease of the roof/air space been granted to a solar panel provider? If Yes, please supply copies of the relevant documents e.g. copies of electricity bills for feed in tariffs. Yes No
 Enclosed To follow

- 4.7 Is the property or any part of it:

(a) a listed building? Yes No
 Not known

(b) in a conservation area? Yes No
 Not known

If Yes, please supply copies of any relevant documents. Enclosed To follow

4.8 Are any of the trees on the property subject to a Tree Preservation Order? *NO tree preservation order ever been received.*

- 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) *EXPIRED*

- Yes No
 Enclosed To follow

The property was built with NHBC. 1991/2

(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

(g) Central heating "

- Yes No
 Enclosed To follow

(h) Underpinning *N/A*

- Yes No
 Enclosed To follow

(i) Other (please state):

- Yes No
 Enclosed To follow

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

- Yes No

All the cracks are the same as when the property settled.

6. Insurance

6.1 Does the seller insure the property?

- Yes No

6.2 If not, why not?

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

- Yes No

6.4 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:

*1. Heavy storm damage - Replacement of two ridge tiles on roof.
2. water leak from a joint underneath front path. 16.4.21*

6.5 Has the seller made any buildings insurance claims?

- Yes No

If Yes, please give details:

The above information is relevant to question 6.5 and not to question 6.4

7. Environmental matters

Flooding

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

Further information about flooding can be found at:

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

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

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

- 7.1 Has any part of the property (whether buildings or surrounding garden or land) ever been flooded? If Yes, please state when the flooding occurred and identify the parts that flooded: Yes No

No flooding - just puddles on driveway in places. They disappear into the shingle when rain stops.

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

7.2 What type of flooding occurred?

- (a) Ground water Yes No
- (b) Sewer flooding Yes No
- (c) Surface water Yes No
- (d) Coastal flooding Yes No
- (e) River flooding Yes No
- (f) Other (please state):

- 7.3 Has a Flood Risk Report been prepared? If Yes, please supply a copy. Yes No
 Enclosed To follow

Further information about the types of flooding and Flood Risk

Reports can be found at: www.gov.uk/government/organisations/environment-agency.

Radon

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

- 7.4 Has a Radon test been carried out on the property? Yes No
- If Yes:
- (a) please supply a copy of the report Enclosed To follow
- (b) was the test result below the 'recommended action level'? Yes No

- 7.5 Were any remedial measures undertaken on construction to reduce Radon gas levels in the property? Yes No
 Not known

Energy efficiency

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

- 7.6 Please supply a copy of the EPC for the property. Enclosed To follow
supplied to Holmes and Mills by Jenn Wright estate agent 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/green-deal-energy-saving-measures

Japanese knotweed

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

- 7.8 Is the property affected by Japanese knotweed? Yes No
 Not known
- If Yes, please state whether there is a Japanese knotweed management and treatment plan in place and supply a copy with any insurance cover linked to the plan. 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
INFORMAL

I was asked several years ago if I could make a payment towards filling potholes but told I did not have to, living on a corner. I made a goodwill payment of £50.00.

- 8.2 Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)? If Yes, please give details: Yes No

- 8.3 Has anyone taken steps to prevent access to the property, or to complain about or demand payment for access to the property? If Yes, please give details: Yes No

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

(a) Rights of light Yes No

(b) Rights of support from adjoining properties Yes No

(c) Customary rights (e.g. rights deriving from local traditions) Yes No

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

(a) Other people's rights to mines and minerals under the land Yes No

(b) Chancel repair liability Yes No

(c) Other people's rights to take things from the land (such as timber, hay or fish) Yes No

If Yes, please give details:

- 8.6 Are there any other rights or arrangements affecting the property? This includes any rights of way. If Yes, please give details: Yes No

Public footpath runs alongside the western boundary of the property.

Services crossing the property or neighbouring property

- 8.7 Do any drains, pipes or wires serving the property cross any neighbour's property? *The public sewer.* Yes No
 Not known

- 8.8 Do any drains, pipes or wires leading to any neighbour's property cross the property? *The public sewer.* Yes No
 Not known

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

- Yes No
 Not known

If Yes, please supply a copy or give details:

- Enclosed To follow

9. Parking

9.1 What are the parking arrangements at the property?

DRIVEWAY
GARAGE

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

- Yes No
 Not known

10. Other charges

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

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

- Yes No

11. Occupiers

11.1 Does the seller live at the property?

- Yes No

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

- Yes No

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

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

11.4 Are any of the occupiers (other than the sellers), aged 17 or over, tenants or lodgers? Yes No

11.5 Is the property being sold with vacant possession? Yes No

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

(a) agreed to leave prior to completion? Yes No

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

12. Services

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

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. *See below.*

Year

Enclosed To follow

12.2 Has the property been rewired or had any electrical installation work carried out since 1 January 2005? Yes No

Not known

If Yes, please supply one of the following:

(a) a copy of the signed BS7671 Electrical Safety Certificate Enclosed To follow

(b) the installer's Building Regulations Compliance Certificate Enclosed To follow

(c) the Building Control Completion Certificate Enclosed To follow

(d) *See letter dated 15.9.23 from Lock Electrical Ltd.*

Enclosed copy.

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.)?

(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. *Gas boiler serviced every year. Last serviced 13.9.23. Copy record enclosed.*

Year

Not known
 Enclosed To follow
 Not available

Drainage and sewerage

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

12.4 Is the property connected to mains:

(a) foul water drainage? Yes No Not known

(b) surface water drainage? *Soakaways.* 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

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

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

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

12.5.1 When was the septic tank last replaced or upgraded?

Month

Year

(b) a sewage treatment plant?

Yes No

(c) cesspool?

Yes No

12.6 Is the use of the septic tank, sewage treatment plant or cesspool shared with other properties? If Yes, how many properties share the system? Yes No
 Properties share

12.7 When was the system last emptied? Year

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

12.9 When was the system installed? Year

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

12.10 Is any part of the septic tank, sewage treatment plant (including any soakaway or outfall) or cesspool, or the access to it, outside the boundary of the property? Yes No
If Yes, please supply a plan showing the location of the system and how access is obtained. Enclosed To follow

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

13. Connection to utilities and services

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

Mains electricity Yes No

Provider's name

E.ON NEXT

Location of meter

ON THE WEST-FACING WALL
NEAR FRONT DOOR

Mains gas Yes No

Provider's name

BRITISH GAS

Location of meter

ON THE EAST-FACING WALL
NEAR SIDE DOOR

Mains water Yes No

Provider's name

ANGLIAN WATER

Location of stopcock

CUPBOARD
UNDERNEATH KITCHEN SINK

Mains sewerage Yes No

Provider's name

ANGLIAN WATER

Location of meter, if any

ON SOUTHERN SIDE OF GATE POSTS

Telephone Yes No

Provider's name

BT

Cable Yes No

Provider's name

14. Transaction information

14.1 Is this sale dependent on the seller completing the purchase of another property on the same day? Yes No

14.2 Does the seller have any special requirements about a moving date? If Yes, please give details: Yes No

The moving date is dependent upon rented accommodation being available in North Kent.

14.3 Will the sale price be sufficient to repay all mortgages and charges secured on the property? Yes No No mortgage

14.4 Will the seller ensure that:

(a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition? Yes No

(b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb? Yes No

(c) reasonable care will be taken when removing any other fittings or contents? Yes No

(d) keys to all windows and doors and details of alarm codes will be left at the property or with the estate agent? Yes No

Signed: Edna M. Randall

Dated: 22.9.2023

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

30 Edies Lane
Leavenheath
Colchester
Essex

Postcode C O 6 4 P A

Full names of the seller

Edna Mary Randall

Seller's solicitor

Name of solicitor's firm

Holmes and Hills LLP

Address

96 North Street Sudbury Suffolk CO10 1RF

Email

lem@holmes-hills.co.uk

Reference number

LZM/RANDALL/261778.0003

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.



Instructions to the seller and the buyer

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

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

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

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

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

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

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

1 Basic fittings

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

1 Basic fittings (continued)

	Included	Excluded	None	Price	Comments
Electric sockets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	—	
Burglar alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<i>Other items (please specify)</i>					
SMOKE ALARMS (CEILING)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		—	
} SMOKE ALARM (FREE STANDING) BEDROOM 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EMR	—	BEDSIDE
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			

2 Kitchen

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

	Fitted	Free-standing	Included	Excluded	None	Price	Comments
Hob	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EMR	NONE	INCORPORATED WITHIN COOKER
Extractor hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		—	
Oven/grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		—	INCORPORATED WITHIN COOKER
Cooker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EMR	—	
Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Refrigerator/fridge-freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
* Tumble-dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		NONE	
* Washing machine	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		NONE	
<i>Other items (please specify)</i>							
BREAD MAKER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
WATER SOFTENER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		—	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

3 Bathroom

	Included	Excluded	None	Price	Comments
Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	FITTED
Shower fitting for bath	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Shower curtain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bathroom cabinet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	—	
Separate shower and fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	—	
Towel rail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Soap/toothbrush holders	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	—	ONE ONLY - IN SHOWER
Toilet roll holders	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	—	
Bathroom mirrors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	—	
BATHROOM FAN HEATERS	<input checked="" type="checkbox"/>			—	

4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other rooms (please specify)					
BEDROOM 4	<input type="checkbox"/>	<input type="checkbox"/>	NONE		
STUDY	<input type="checkbox"/>	<input type="checkbox"/>	NONE		
UTILITY + HALL	<input type="checkbox"/>	<input type="checkbox"/>	NONE		
	<input type="checkbox"/>	<input type="checkbox"/>			

5 Curtains and curtain rails

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

<i>Other rooms (please specify)</i>					
BEDROOM 4	<input type="checkbox"/>	<input type="checkbox"/>	NONE		
STUDY	<input type="checkbox"/>	<input type="checkbox"/>	NONE		
UTILITY	<input type="checkbox"/>	<input type="checkbox"/>	NONE		
	<input type="checkbox"/>	<input type="checkbox"/>			

Curtains/blinds					
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	

<i>Other rooms (please specify)</i>					
BEDROOM 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>		NONE	
STUDY	<input checked="" type="checkbox"/>	<input type="checkbox"/>		NONE	
UTILITY	<input type="checkbox"/>	<input type="checkbox"/>	NONE		
	<input type="checkbox"/>	<input type="checkbox"/>			

6 Light fittings

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

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
Other rooms (please specify)					
BEDROOM 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
STUDY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
LOFT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
GARAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
SHOWER & BATH ROOMS	<input checked="" type="checkbox"/>			NONE	

7 Fitted units

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

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

7 Fitted units (continued)

	Included	Excluded	None	Price	Comments
Other rooms (please specify)					
BEDROOM 4	<input type="checkbox"/>	<input type="checkbox"/>	NONE		
STUDY	<input type="checkbox"/>	<input type="checkbox"/>	NONE		
LOFT	<input checked="" type="checkbox"/>	<input type="checkbox"/>		NONE	HRV SYSTEM
	<input type="checkbox"/>	<input type="checkbox"/>			

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Garden ornaments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	-	BIRD BATH
Trees, plants, shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	-	
Barbecue	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Dustbins x 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	COUNCIL PROPERTY
Garden shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	OPEN BARN
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Outdoor heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Outside lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE	
Water butt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Clothes line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rotary line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Other items (please specify)

PAVING SLABS IN BARN	<input checked="" type="checkbox"/>	<input type="checkbox"/>		NONE	
GARDEN/KITCHEN 2 X COMPOST BINS - BLACK	<input checked="" type="checkbox"/>	<input type="checkbox"/>		NONE	PRIVATELY OWNED
2 X GARDEN REFUSE BINS - BROWN	<input checked="" type="checkbox"/>	<input type="checkbox"/>		NONE	COUNCIL PROPERTY
1 X RECYCLING BIN - BLUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>		NONE	COUNCIL PROPERTY

9 Television and telephone

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

FREE STANDING TV AERIALS
x 2

✓

10 Stock of fuel

	Included	Excluded	None	Price	Comments
Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Wood LYING AROUND IN WOODLAND	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	—	
Liquefied Petroleum Gas (LPG)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

11 Other Items

	Included	Excluded	Price	Comments
GARAGE WORK BENCH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NONE	
GARAGE SHELVING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NONE	
	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>		

Signed: Edna M. Randall

Dated: 30 August 2023

Signed: Edna M. Randall

Dated: 9th July 2024

Each seller should sign this form.

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

Your Ref:
Our Ref: 500282013
Date: 23 April 2019
Enquiries to: Kevin Verlander
Tel: 0345 606 6171



Mr E M Randall
30 Edies Lane
Leavenheath
Colchester
CO6 4PA

Dear Mrs Randall

Public Footpath Number 13 (Part) - Leavenheath

Thank you for your letter dated 2 April 2019. I have requested a land registry search from our definitive map team. As you know, you own the field over which the above public footpath runs. The adjacent field was transferred by a Joy Edwards to SLA Property Company Ltd in Princess Street, Ipswich. I don't have any additional information.

This is a private matter between yourself and your neighbour. The trees are not considered dangerous or affecting the use of public footpath number 13. I am afraid I am unable to offer further assistance and cannot spend any more time on the matter.

Yours sincerely

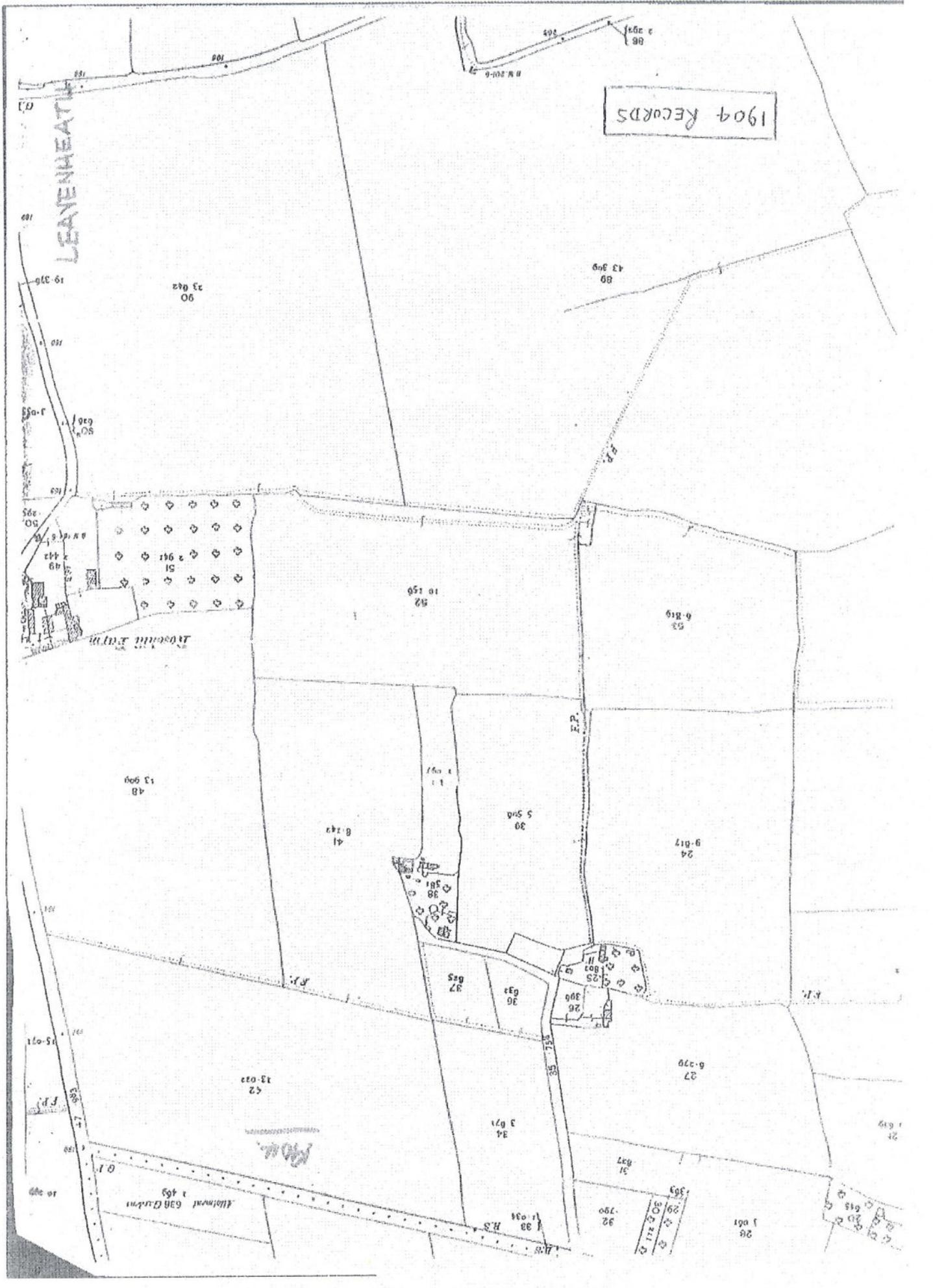
A handwritten signature in blue ink, appearing to read "Kevin Verlander".

Kevin Verlander
Rights of Way Officer
Resource Management

Leavenheath Parish Council

1904 RECORDS

LEAVENHEATH



Leavenworth

13 904

10 150

6-819

9-817

6-279

13-022

Altitude 628 ft

29 30 31 32

1 081

1 034

3 871

3 832

5 504

8 142

3 7

1 1

10 150

10 150

10 150

13 309

13 042

19 375

100

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REPLIES TO ADDITIONAL ENQUIRIES

Property : Orchard Lea Edies Lane and land to the south of Edies Lane
Leavenheath Colchester CO6 4PA

Seller : Mrs Edna Mary Randall

Buyer : Adam Willis and Yasemin Leila Willis

1. Confirmed.
2. Confirmed.
3. The Seller confirms that 'Orchard Lea' was dispensed with when the council numbered the properties.
4. Confirmed.
5. We confirm your draft Transfer is approved as drawn.
6. We do not believe there are any covenants in the Registers of Title for the property or the land.
7. Our Client has confirmed at 7.2 of the TA6 that there has been no flooding and 6.5 gives information on any insurance claims (caused by storm damage). Can you kindly confirm why you require sight of our Client's insurance policy?
8. See enclosed – please note we only hold copies and the quality on these are also poor.
9. Please find attached an updated TA10 together with a letter from our Client making some amendments to the TA6.
10. The Buyers withdrew from the purchase. We were not given any reasons as to why.
11. The Seller states the Western boundary dispute has not been resolved. Josh Bates Contractors continue to maintain his side of the hedge as have numerous farmers before him. See attached plan.
12. The Buyer will need to rely upon their own investigations. We presume any planning applications will be listed on the council's website.
13. Josh Bates Building Proposals – please refer to Babergh District Council.
14. In relation to the barn, our Client's late husband became ill and was unable to completed both ends of the same. Our Client wishes to add that on 4th June 2024, two gardeners attended the property and during their works (using a strimmer), a stone broke a window. This matter is being dealt with by David at Essex in Bloom Ltd.
15. To the Seller's knowledge, there is no leakage.

16. The Seller confirms these have been settled.
17. The Seller confirms no further contributions have been made and none have been requested. The Seller was not aware of the neighbour's name to whom she made payment as several neighbours were involved. Some contributed and some did not. There were no arguments in relation to this.
18. Confirmed.
19. We will not be supplying a copy of this title. You can view the extent of the land from the Land Registry's Map Search facility.
20. The Seller confirms the rights have been exercised once by David Dudley for the purpose of installing a rabbit proof fence. The Seller confirms there have been no issues.
21. The Seller does not have a copy. The work was done to an exiting circuit. The Buyer can arrange for an electrical report to be carried out if they wish.
22. Noted.

The Seller wishes to add that in addition to the installation of new boiler, copy certificate enclosed, a replacement outside weatherproof socket was installed on 01/07/24 by Lock Electrical.

Page 3 BOUNDARIES

1. 1(a) on the left: The wooden fence between the two gardens belongs to me.

The boundary on the left in the woodland is shown on a search dated 8th December 1976 as belonging to me.

(b) on the right: alongside part of my garden the fence belongs to my neighbour and is maintained by him. That is his original boundary. A public footpath running through his front garden was diverted to alongside his garage, which is why he has two fences on that part of the boundary. The hedge along the rest of the garden and alongside the woodland is believed to belong to the neighbouring farmer, Josh Bakes. It was in place in 1904 according to Suffolk County Council's information. In the 47 years that I have lived here successive owners of Mr Bakes' land have taken responsibility for the hedge.

Page 4 NOTICES AND PROPOSALS

3.2 Please refer to Babergh District Council

Page 6 UNFINISHED WORKS

4.3. The front and rear of the barn are unfinished due to my husband's illness and death.

Page 14 CENTRAL HEATING BOILER

12.3 (d) The old boiler has been replaced (20.6.2024). Copy certificate enclosed.

Page 16 TRANSACTION INFORMATION

14.1 The sale of 30 Edies Lane is dependent upon purchasing another property on the same day.

14.3 The price will be sufficient to pay all charges on the property.

Edna M. Randall
17 July 2024

Mrs E. M. Roswell
3 Lewis Lane
Leavenworth
Colchester, Essex, CO4 4TH
6th November 2018

Your ref: 373/TH

Mr J. Harris
Boxted Farm Lodge
Boxted
Colchester, Essex, CO4 5TS

SPARE COPY

Copy to Mr Pratt 22/11/18
Copy to Mr Pratt 22/11/18
via Mr Pratt

Dear Mr Harris,

Thank you for your letter of 6th October, with
enclosures

It was I who queried the safety of the heavily over-
hanging branches. Although the hedge is not my
responsibility I would not want anyone to be hurt.

The hedge on the western side of footpath 13 alongside
my property has been maintained on the creepside by
previous owners of your farmland. Work has been
carried out by mechanical means. This is evident from
the height and closeness of the tree. It looks very
new.

A tree which fell onto a shed roof was specially
dealt with by Mr Clark, Roswell Farm, Leavenworth.
Other fallen trees have been dealt with by previous
owners of your farmland.

The hedge was much longer, continuing on to

Southerly direction into the next field towards a small pond. It remained to the west of footpath B. That section was removed and ploughed over in approximately 1988 and the footpath re-installed.

There is nothing further that I can write except to repeat that I am responsible only for the ditch and the hedge on the eastern side of my property, as is shown on my deeds.

With kind regards and best wishes for a good crop next year.

Yours sincerely

Edna M Randall

30 EDIES LANE

LEAVENHEATH

COLCHESTER

CO6 4PA.

4th June 2018

Mr K. Verlander
 Rights of Way Officer
 Suffolk County Council
 Suffolk Highways
 Growth, Highways + Infrastructure
 Rougham Service Delivery Centre
 Moore Road
 Rougham Industrial Estate
 Bury St Edmunds
 Suffolk IP30 9ND

Dear Sir,

30 Edies Lane, Leavenheath
Public footpath 13 and adjacent hedgerow

My initial contact with Mr Peter Pratt last year was to ask if he knew who owned the surrounding farmland. Being a keen walker I thought he might know. He gave me Mr Thorogood's mobile number.

I wanted to know if the hedge behind my bungalow and garage could be reduced. In passing, I mentioned to Mr Pratt the overhanging branches along the footpath and wondered if they were safe.

I have not contacted Mr Thorogood yet as my husband's health deteriorated over many months and he died last December.

Events appear to have moved on and I understand that Mr J. Bates is the new owner of the farmland and he has been contacted regarding the

hedge. I would like to confirm the following:-

- 1) I have no expertise on the subject of heavy overhanging branches
- 2) I own the wood and the land upon which it stands
- 3) The eastern and southern boundaries belong to my property as shown on the attached copy Enquiries 7.12.1976.

During the 41 years that I have lived here, the hedge on the crops side has been maintained by each owner of the farm. Mr Clark, Rosehill Farm, Leavenheath, owned the farm when my husband and I purchased Orchard Lea, now no. 30. He cut down and removed trees which fell across boundaries. Last year another tree toppled but it was partially held up by other trees. Someone considered it unsafe and it was cut down by the farmer's contractor.

I hope that the above information will be of help to you.

Yours faithfully,
Edna M. Randall

Copy to: Mr Richard Cowell
Mr Peter Pratt

re Orchard Lea, Edies Lane, Leavenheath

ENQUIRIES

BEFORE CONTRACT

In cases of property subject to a tenancy, form Con 290 should also be used.

Please strike out enquiries which are not applicable

Parties

Davis

to Randall

HOME COPY

Replies are requested to the following enquiries.

[Signature]

Proposed purchaser's solicitor.

Date 7th December 1976

GENERAL ENQUIRIES

1. Boundaries

(A) To whom do all the boundary walls, fences, hedges and ditches belong?

(B) If no definite indications exist, which has the Vendor maintained or regarded as his responsibility?

2. Disputes

Is the Vendor aware of any disputes regarding boundaries easements, covenants or other matters relating to the property or its use?

3. Notices

Please give particulars of all notices relating to the property served on or received by the Vendor, or served by him.

4. Guarantees etc.

(A) Please supply copies of any of the following relating to the property of which the Purchaser is to have the benefit:

(i) National House-Building Council (or National House-Builders Registration Council) agreement and certificate, and evidence of payment of premium for increased (inflation top-up) cover;

(ii) insurance policy, indemnity or guarantee, relating to a defective title, or breach of any restrictive covenant;

(iii) agreement, certificate, guarantee, warranty or insurance policy relating to any repair or replacement of, or treatment or improvement to, the fabric of the property;

(iv) agreement or covenant for the maintenance by some other person of any road or footpath over which rights of access to the property are enjoyed;

(v) agreement, indemnity, guarantee or bond for payment by some other person of the cost of constructing the road to which the property fronts and of road charges on its adoption as maintainable at the public expense.

(B) (i) What defects or other matters have become apparent, or adverse claims have been made by third parties, which might give rise to a claim under any document mentioned in (A)?

(ii) Has notice of such defect, matter or adverse claim been given? If so, please give particulars.

(iii) Please give particulars of all such claims already made, whether or not already settled.

The replies are as follows.

Cunnington, Son & Orfoux

Proposed vendor's solicitor.

Date 8th December 1976

REPLIES

These replies on behalf of the Vendor are believed to be correct but the accuracy is not guaranteed and they do not obviate the need to make appropriate searches, enquiries and inspections.

1. The fence on the eastern side of the property and rear belong as well as the ditch on the eastern boundary

2. No

3. There are none

4. N/A