



- Established Spacious Semi-Detached House
- 3 Bedrooms
- En-Suite To Master
- Kitchen/Diner & Lounge
- Enclosed Rear Garden
- Front Garden
- Driveway For Several Vehicles
- Gas-Fired Heating
- EPC Band D

HOW TO GET THERE: From Ely take Lynn Road and travel to Littleport. Continue to the traffic lights and turn left into Church Lane. Follow the road around the large green and the road becomes Parsons Lane. The property will be found on the right.

LOCATION: Littleport is a large village situated about 6 miles north of the Cathedral City of Ely. Littleport provides a range of day to day shopping facilities, primary and junior schools and various sporting and social amenities. Littleport also has the benefit of a mainline rail link to Ely, Cambridge and London.

20 Market Place info@clarkhomes.co.uk

Ely

Cambs. CB7 4NT 01353 665020 www.clarkhomes.co.uk

30 Parsons Lane, Littleport



Total Area: 870 ft² ... 80.8 m²

All measurements are approximate and for display purposes only



Pre-sale information Pack for:

30 PARSONS LANE
LITTLEPORT
ELY
CB6 1JU

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Introduction to this pre-sale information pack

This **DAVID CLARK & CO LTD (CLARK HOMES)** pre-sale information pack is designed to provide information for potential purchasers of:

30 PARSONS LANE,LITTLEPORT,ELY,CB6 1JU.

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 **DAVID CLARK & CO LTD (CLARK HOMES)** commitment to providing the most complete and professional service for all our clients, whether buying or selling the property.

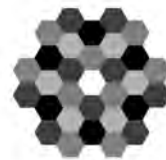
Although the information in this pack is designed to help, the information provided is from the seller of the property and **DAVID CLARK & CO LTD (CLARK HOMES)** cannot guarantee the accuracy.

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 **DAVID CLARK & CO LTD (CLARK HOMES)** 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 CB160305

Edition date 24.10.2017

This official copy shows the entries on the register of title on 29 OCT 2018 at 10:26:09.

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 29 Oct 2018.

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, Peterborough Office.

A: Property Register

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

CAMBRIDGESHIRE : EAST CAMBRIDGESHIRE

- 1 (02.08.1993) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 30 Parsons Lane, Littleport, Ely (CB6 1JU).
- 2 (02.08.1993) The land has the benefit of a right of way over any passageway at the side not included in this title.
- 3 (02.08.1993) By transfers of adjacent or neighbouring land pursuant to Chapter 1 of Part 1 of the Housing Act 1980 or Part V of the Housing Act 1985 the land in this title has the benefit of and is subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of the Housing Act 1980 or Schedule 6 of the Housing Act 1985.
- 4 (02.08.1993) The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Transfer dated 31 March 1993 referred to in the Charges Register:-

"THE Property is transferred together with the rights set out in the Fourth Schedule but subject to and there are excepted and reserved for the benefit of the Retained Land the rights set out in the Fifth Schedule

subject to such rights (if any) granted and with the benefit of such rights (if any) reserved by the transfers of any adjoining or neighbouring land previously sold by the Vendor

THE FOURTH SCHEDULE

("Rights granted" - Clause 3)

1. The free and uninterrupted right to the passage and running of water soil gas electricity or other piped fuel telephone television and any other services to and from the Property or any part thereof through and along all sewers mains pipes drains wires cables conduits and other conducting media and all apparatus appertaining thereto (hereinafter referred to as "the Service Conduits") which are now or may within 80 years from the date hereof (which shall be the perpetuity period applicable hereto) ("the Perpetuity Period") be laid in through or under or over the Retained Land (insofar as the same serve the Property

A: Property Register continued

or any part thereof) either alone or jointly or in common with the Vendor and all other persons who are now or may hereafter be entitled to connect with or use the same or any of them together with the right of entry on to the Retained Land with or without workmen materials and appliances upon not less than seven days prior written notice (except in case of an emergency) for the purpose of connecting to inspecting repairing maintaining renewing altering adjusting and cleansing such Service Conduits (the Purchaser or its successors in title making good as soon as reasonably practicable at its his or their own expense any damage occasioned by such entry) PROVIDED ALWAYS this will include the right to make further connections and lay new drains or sewers necessary for any increased flow from time to time

2. Save in so far as the roads and footways hereinafter mentioned are not public highways maintainable at public expense the free and uninterrupted right for the Purchaser and its successors in title the owner or owners for the time being of the Property or any part thereof and all persons authorised by it or them at all times and for all reasonable purposes connected with the use and enjoyment of the Property or any part thereof in common with the Vendor its successors in title and all other persons to whom a like right has been or may hereafter be granted to pass and repass over and along the roads (with or without motor vehicles of all types and description) footways and accessways forming part of the Retained Land

3. The right to the unimpeded access and enjoyment of light and air to all the windows in the buildings upon the Property and each and every part now and during the Perpetuity Period existing and any buildings to be erected upon the Property or any part thereof within the Perpetuity Period

4. The full right of subjacent and lateral support from the Retained Land for the benefit of the Property and each and every part thereof

5. The right to enter upon the Retained Land with or without workmen materials and appliances upon not less than seven days prior written notice (except in case of an emergency) for the purpose of repairing and or maintaining all or any buildings now erected (or to be erected within the Perpetuity Period) on the Property and also to construct or lay on over or under the Retained Property Service Conduits which serve the Property or any building or buildings erected or to be erected within the Perpetuity Period either alone or jointly or in common with the Retained Land or any part thereof (the Purchaser or the Purchaser's successors in title exercising such rights making good as soon as practicable any damage caused thereby)

THE FIFTH SCHEDULE

("Rights reserved for benefit of Retained Land" - Clause 3)

1. The full right of subjacent and lateral support from the Property for the benefit of the Retained Land

2. The right to enter upon the Property with or without workmen materials and appliances upon not less than seven days prior written notice (except in case of an emergency) for the purpose of repairing and or maintaining all or any buildings now erected (or to be erected within the Perpetuity Period) on the Retained Land and also to construct or lay on over or under the same Service Conduits which serve the Retained Land or any building or buildings erected or to be erected within the Perpetuity Period either alone or jointly or in common with the Property or any part thereof (the Vendor or the Vendor's successors in title exercising such rights making good as soon as practicable any damage caused thereby)

3. The free and uninterrupted right to the passage and running of water soil gas electricity or other piped fuel telephone television and any other services to and from the Retained Land or any part or parts thereof and along the Service Conduits which are now or may within the Perpetuity Period be laid in through or over or under the Property (insofar as the same serve the Retained Land or any part thereof) either alone or jointly or in common with the Purchaser and all other persons who are now or may hereafter be entitled to connect with or use

A: Property Register continued

the same or any of them together with the right of entry on to the Property with or without workmen materials and appliances upon not less than seven days prior written notice (except in case of an emergency) for the purpose of connecting to inspecting repairing maintaining renewing altering adjusting and cleansing such Service Conduits (the Vendor its successors in title or other person or persons as aforesaid making good as soon as reasonably practicable at its his or their own expense any damage occasioned by such entry) PROVIDED ALWAYS this will include the right to make further connections and lay new drains or sewers necessary for any increased flow from time to time

4. The right at all times and for all reasonable purposes connected with the use and enjoyment of the Retained Land or any part thereof in common with the Purchaser and its successors in title and all other persons to whom a like right has been or may hereafter be granted to pass and repass over and along the roads (with or without motor vehicles of all types and descriptions) and on foot only over the footways (if any) shown coloured brown on the Plans now forming part of the Property in so far as the same are not maintainable at the public expense the Vendor or the Vendor's successors in title bearing paying and contributing together with the Purchaser or its successors in title a proper and reasonable proportion (as shall be determined by agreement between the parties hereto) of the cost of repairing and maintaining the said footways and accessways (if any)"

NOTE: Any roads or footways coloured brown on the Transfer plan are tinted blue on the filed plan if they affect the land in this title.

- 5 (02.08.1993) The Transfer dated 31 March 1993 referred to above contains the following provision:-

"IT is hereby agreed and declared by and between the parties hereto that:-

save for the covenant for indemnity in Clause 6 all covenants by the Purchaser are expressed to be pursuant to Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 and Section 609 of the Housing Act 1985

that all or any rights or privileges now used and enjoyed by the Property over the Retained Land and by the Retained Land over the Property and which had the Property and the Retained Land belonged to different owners would have been easements or quasi easements or rights or privileges in the nature of easements shall continue to be used and enjoyed by the owners and occupiers for the time being of the Property and the Retained Land"

- 6 (14.08.1998) The Transfer dated 29 June 1998 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 7 (14.08.1998) The Transfer dated 29 June 1998 referred to above contains provisions as to light or air and boundary structures.

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 (02.08.2013) PROPRIETOR: STUART SARGENT and LEANNE SARGENT of 30 Parsons Lane, Littleport, Ely CB6 1JU.
- 2 (14.08.1998) The Transfer dated 31 March 1993 referred to in the Charges Register contains covenants by the Vendor relating to the maintenance of the Vendor's retained land and services and as to the sale, leasing or charge of any parts thereof.

B: Proprietorship Register continued

- 3 (02.08.2013) The price stated to have been paid on 26 July 2013 was £126,000.
- 4 (02.08.2013) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 5 (24.10.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 October 2017 in favour of Accord Mortgages Limited referred to in the Charges Register.

C: Charges Register

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

- 1 (02.08.1993) The parts of any passageways at the side included in this title are subject to rights of way.
- 2 (02.08.1993) A Transfer of the land in this title dated 31 March 1993 made between (1) East Cambridgeshire District Council (Vendor) and (2) Hereward Housing Association Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (14.08.1998) A Transfer of the land in this title dated 29 June 1998 made between (1) Hereward Housing Association Limited and (2) Yvonne Faith Tuck contains restrictive covenants.

-NOTE: Original filed.
- 4 (24.10.2017) REGISTERED CHARGE dated 2 October 2017.
- 5 (24.10.2017) Proprietor: ACCORD MORTGAGES LIMITED (Co. Regn. No. 2139881) of Yorkshire House, Yorkshire Drive, Bradford BD5 8LJ.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 31 March 1993 referred to in the Charges Register:-

"THE Purchaser covenants with the Vendor for the benefit of the whole and every part of the Retained Land and pursuant to Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 and Section 609 of the Housing Act 1985 (i) to observe and perform the covenants set out in Part 1 of the Sixth Schedule but the Purchaser and the persons deriving title under them shall not be personally liable in damages under this covenant once they cease to have an interest in the Property or any part thereof and (ii) to comply with the obligation in Part 2 of the Sixth Schedule on future sales as set out in that Part

THE SIXTH SCHEDULE

("Purchaser's Covenants" - Clause 5)

Part 1

Not to do nor knowingly permit to be done upon the Property or any part thereof or in any buildings at any time standing thereon anything which shall or may be or grow to be in any way a nuisance to the Vendor their successors in title or assigns of the Retained Land

Part 2

On any future sale of any part of the Property comprising a dwellinghouse or dwellinghouses to obtain from the transferee the following covenants:-

Schedule of restrictive covenants continued

(1) no trees now standing on the property hereby transferred shall at any time be cut down without prior consent of the East Cambridgeshire District Council such consent not to be unreasonably withheld or delayed and the transferee shall preserve all such trees at all times and replace any dead or defective trees with one of a similar kind

(2) not to do nor permit to be done upon the land hereby transferred or any part thereof or in any buildings at any time standing thereon anything which shall or may be or grow to be in any way a nuisance or annoyance or disturbance to the East Cambridgeshire District Council the transferor or their respective successors in title or assigns or occupiers of any property in the adjoining neighbourhood

(3) no buildings shall be erected upon the land hereby transferred except private dwellings in accordance with such plans block plans sections designs elevations and specifications as shall have been previously submitted in duplicate to and approved in writing by the East Cambridgeshire District Council (such approval not to be unreasonably withheld or delayed) and the transferee will from time to time on submitting any such plans block plans sections designs elevations and specifications to the said East Cambridgeshire District Council pay their reasonable fees (and an amount equal to Value Added Tax) for examining the same whether or not the same shall be approved

(4) to cleanse repair renew and relay where necessary all drains and pipes laid or to be laid in on or under the property hereby transferred and to share with the owners and occupiers of the adjoining properties having the joint use thereof in equal proportions the cost charges and expenses of cleansing repairing renewing and relaying such common drains and pipes"

End of register