



HEADS OF TERMS

SALE

BETWEEN

TREVOR & JUDITH NORMAN

and

DBA HR SOLUTIONS LIMITED

FOR

72 PRINCES AVENUE, HULL, HU5 3QJ

Approved

Date: 23.05.2024
Version: V2
Reference: PW/SE/PrincesAv72 (7169)

SUBJECT TO CONTRACT WITHOUT PREJUDICE

~ PRIVATE & CONFIDENTIAL ~

SECTION A - THE PARTIES

1.	VENDOR	Contact: Address: Tel / Mob: E-mail:	Trevor & Judith Norman 52 Northfield Avenue, Hessle, HU13 9DL 01482 645897 / 07532 078663 Bels76@hotmail.co.uk
2.	PURCHASER	Company: Contact: Address: Tel / Mob: E-mail:	DBA HR Solutions Limited Derek Abram 60 Ash Grove, Hull, HU5 1LU 07919 108965 derek@dba-hrsolutions.com
3.	SOLICITOR (VENDOR)	Company: Contact: Address: Tel / Mob: E-mail:	Pepperells Solicitor Farhan Hakim 100 Alfred Gelder Street, Hull, HU1 2AE 07816 990594 farhan.hakim@pepperells.com
4.	SOLICITOR (PURCHASER)	Company: Contact: Address: Tel / Mob: E-mail:	Ancora Law Ainsley Sykes C4DI @ Thedock, 31-38 Queen Street, Hull, HU1 1UU 01482 426121 ainsley@ancoralaw.co.uk
5.	AGENT (VENDOR)	Company: Contact: Address: Tel / Mob: E-mail:	Garness Jones (Commercial) Limited Paul White Riverside House, 11-12 Nelson Street, Hull, HU1 1XE 01482 312366 / 0778/8 932741 paul.white@garnessjones.co.uk

SECTION B – PROPERTY INFORMATION

- 1. Address**
72 Princes Avenue, Hull, HU5 3QJ
- 2. Utility Details**
The premises are connected to mains drainage, water, electricity and gas. It is advised that the proposed purchaser check the availability for their own purposes.
- 3. Energy Performance Certificate (EPC)**
Ground Floor Band C rating.
72A Princes Avenue Band D rating.
- 4. Current Planning Use**
The ground floor has planning consent for Class E Use, with the first floor and second floor flat comprising Class C3 residential use in accordance with the Town and Country Planning (Use Classes) Order 1987 as amended.
- 5. VAT**
The property is not VAT registered.

SECTION C – TRANSACTION DETAILS

- 1. Demised Premises**
All that known as 72 Princes Avenue, Hull, HU5 3QJ, as per Title Plan No. HS70578, see attached.
- 2. Price**
An agreed sale price of £155,000 for the freehold interest.
- 3. Tenure**
Freehold.
- 4. Commencement Date**
Simultaneously exchange should occur as soon as possible.
- 5. Funding**
Understand that the purchase is to be carried out via the purchaser's pension.
- 6. Permitted Use**
The property is to be used for Class E & C3 (Residential) in accordance with the Town and Country Planning (Use Classes) Order 1987.

7. Legal Costs

Each party is to bear their own legal costs in connection with the transaction.

SECTION D – OTHER MATTERS

1. Notes

The vendor is to ensure that the rear gate is resecured.

2. Anti Money Laundering Check For Vendor

Completed

3. Anti Money Laundering Check For Purchaser

To be confirmed

4. Enclosure

Title plan

SUBJECT TO CONTRACT

GARNESS

HM Land Registry
Official copy of
title plan

Title number **HS70578**
Ordnance Survey map reference **TA0830SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **City of Kingston upon
Hull**



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