



**FIRST-TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)**

**Case reference** : **LON/00/OCE/2023/0016**  
**Claim No** : **H00EC621**

**Property** : **5 Boulcott Street, London E1 0HR**

**Applicant/  
Claimant** : **5 Boulcott Street (London) Limited  
(Company Registration Number  
12708791)**

**Representative** : **Adcocks Solicitors**

**Respondent/  
Defendant** : **Sunette Zone**

**Representative** : **N/A**

**Type of application** : **Section 25 of the Leasehold  
Reform, Housing and Urban  
Development Act 1993**

**Tribunal members** : **Judge Tagliavini  
Mr Kevin Ridgeway FRICS**

**Date of determination  
and venue** : **10 May 2023 at  
10 Alfred Place, London WC1E 7LR**

**Date of decision** : **10 May 2023**

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**DECISION**

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**Summary of the tribunal's decision**

- (1) The tribunal approves the *draft*/form of the TR1 provided by the applicant/claimant to the tribunal for the freehold transfer of the property known as 5 Boulcott Street, London E1 0HR ('the Property').

**Background**

1. By an Order of District Judge Bell sitting at the County Court at Clerkenwell & Shoreditch dated 26 October, the application made by the applicant/claimant to purchase the freehold of the Property, was transferred to the First-tier Tribunal (Property Chamber) with the direction:

*‘The proceedings shall be transferred to the First Tier Tribunal (Property Chamber) for the purposes of determining the form of the freehold conveyancer from the Defendant to the Claimant.’*

2. All other matters were decided by the county court, including the premium payable for the transfer of the freehold as the sum(s) specified on the Notice of Intent, thereby providing consideration for the freehold transfer of £105,000. Therefore, the tribunal was required only to consider the terms of the transfer specified in the draft TR1.
3. Having considered the draft TR1 provided by the applicant/claimant and the other documents and orders included in the county court file, the tribunal determines the terms as set out in the draft TR1 are appropriate and the freehold transfer of the Property should be carried out in that form.

**Name:** Judge Tagliavini

**Date:** 10 May 2023

**Appendix:** Valuation setting out the tribunal’s calculations

### **Rights of appeal**

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the tribunal sends written reasons for the decision to the person making the application.

If the application is not made within the 28 day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such

reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).

**CASE REFERENCE LON/00AC/OLR/2014/0106**

**First-tier Tribunal  
Property Chamber (Residential Property)**

**Valuation under Schedule 6 of the Leasehold Reform Housing and  
Urban Development Act 1993**

**Premium payable for the freehold interest in [Property]**

**Valuation date: [Date]**