



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

Case Reference : **MAN/OOCCG/OAF/2014/0012**

Property : **27 Abbey View Road Sheffield
South Yorkshire S8 8RE**

Applicant : **Mr Renato Portaluri**

Representative : **Taylor & Emmet LLP**

Respondent : **Starville Properties Ltd**

Representative : **Fanshawe White, Chartered
Surveyors**

Type of Application : **Section 21 (1)(a) of The Leasehold
Reform Act 1967**

Tribunal Members : **Judge J. Oliver
Mrs S. Kendall MRICS**

Date of Determination : **1st December 2014**

Date of Decision : **30th December 2014**

DECISION

Decision

1. The Applicant will pay to the Respondent the sum of £2833.77 for the freehold reversion of 27 Abbey View Road Sheffield (the Property) being the amount agreed between the parties.
2. The Applicant will pay to the Respondent in the sum of £150 plus Vat pursuant to section 9 (4) of the Leasehold Reform Act 1967 (the Act) as agreed between the parties.
3. The form of transfer proposed by the Applicant is approved.

Reasons

4. This is an application by Renato Portaluri (the Applicant) for the determination of the price payable pursuant to section 21 (1) (a) of the Act.
5. The Applicant is the registered proprietor of the leasehold interest of the Property, an interest he acquired in or around 16th March 1984.
6. The Property is held under a Lease dated 1st September 1977 and made between Sheffield City Council (1) and the Applicant (2). The Lease is for a term of 99 years from 1st September 1977 subject to an annual rent of £30.
7. The Respondent is the registered proprietor of the freehold interest of the Property.
8. The parties were unable to agree the price payable for the freehold interest in the Property and consequently the application for this to be determined by the First-tier tribunal was filed on 27th June 2014.
9. Directions to enable the matter to be dealt with were issued in 31st July 2014, providing for the filing of statements by both parties and thereafter for the matter to be dealt with without a hearing.
10. The Applicant filed a statement including a valuation for the price payable.
11. The Respondent made no submissions other than to seek an adjournment of the determination.
12. The Tribunal inspected the Property on 1st December 2014 in the presence of the Applicant.
13. On the day of the determination the Tribunal was notified of an agreement reached between the parties.
14. The Tribunal saw no reason to intervene in the agreement reached between the parties and was within the range of what it would have ordered. The Tribunal therefore confirmed the agreement.
15. The Tribunal noted that the agreement reached between the parties was silent upon the form of transfer to be used in transferring the freehold interest to the Applicant. The Respondent had made no objections to the transfer proposed by the Applicant. The Tribunal therefore approved the form of transfer.