

CLIVE TANNER

WYATTS ESTATE AGENTS

Offers over £280,000

Delrene Road, Shirley, Solihull, West Midlands B90
2HP



 3

Bedrooms

 1

Bathroom

Highfield House, 1560-1562 Stratford Road, Hall Green, Birmingham
B28 9HA | view@clivetannerwyatts.co.uk

0121 778 1318

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An EXTENDED centrally heated and double glazed three bedroom semi detached property with rear garden and OFF ROAD PARKING TO THE FRONT.

GROUND FLOOR ACCOMMODATION

Entrance Porch 1.86m x 0.85m (6' 1" x 2' 9")

Hallway

Front Reception Room 4.09m Into Bay x 2.99m Max (13' 5" Into Bay x 9' 10" Max)

Rear Reception Room 6.10m x 2.99m Max (20' x 9' 10" Max)

Kitchen 4.97m x 1.77m (16' 4" x 5' 10")

FIRST FLOOR ACCOMMODATION

First Floor Landing

Master Bedroom 4.49m Into Bay x 2.99m Max (14' 9" Into Bay x 9' 10" Max)

Bedroom Two 4.20m Into Bay x 2.99m Max (13' 9" Into Bay x 9' 10" Max)

Bedroom Three 2.24m x 1.76m (7' 4" x 5' 9")

Bathroom 2.53m x 1.70m (8' 4" x 5' 7")

OUTSIDE

Covered Side Passageway 6.40m x 0.95m (21' x 3' 1")

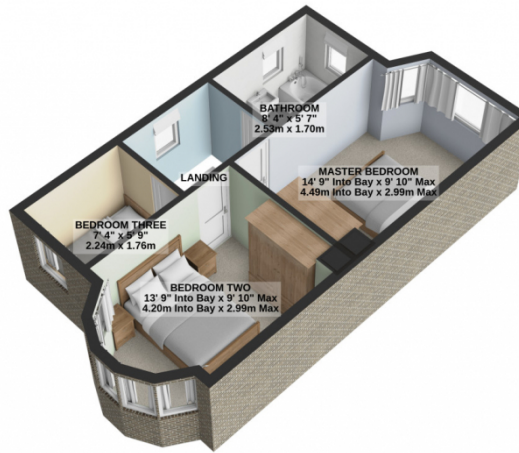
Rear Garden

Off Road Parking To The Front

GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



DELRENE ROAD, SHIRLEY B90 2HP - CLIVE TANNER WYATTS 0121 744 4848
TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.

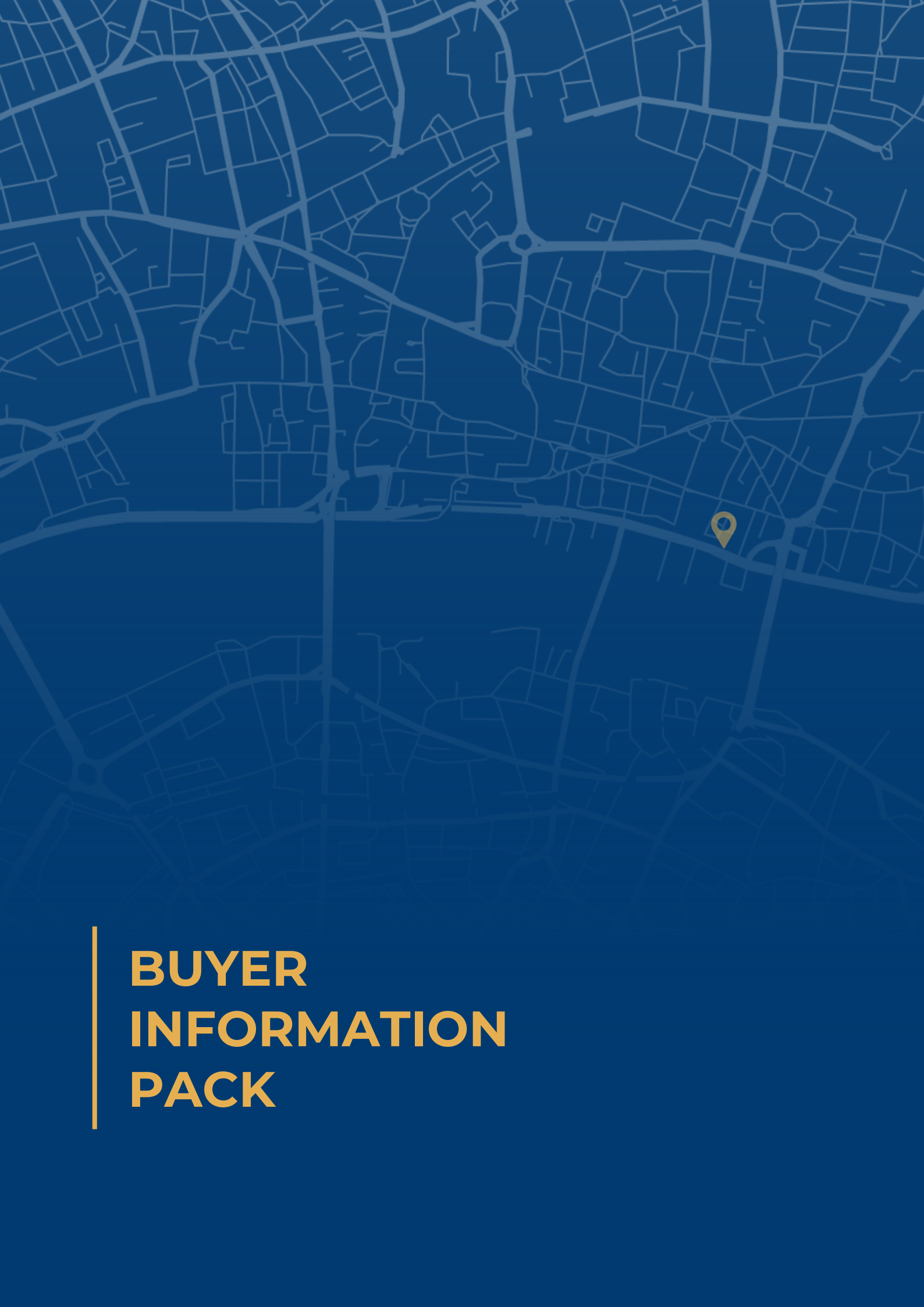
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2024

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Address: Delrene Road, Shirley, Solihull, West Midlands B90 2HP





**BUYER
INFORMATION
PACK**

Introduction to this buyer information pack.

This buyer information pack is designed to provide information for potential purchasers of:

100 Delrene Road, Shirley, SOLIHULL, West Midlands, B90 2HP.

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 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 in the Property Information Questionnaire is from the seller of the property and we are unable to guarantee the accuracy.

Where the information has been sourced via company databases through Sprift as the aggregator, it is done so based on the property address and postcode. Whilst Sprift endeavour to keep the information up to date and correct, they offer no warranty.

Although this buyers information pack provides an overview for any interested parties, it does not and must not replace the usual checks that would be carried out by a potential purchasers' acting Solicitor.

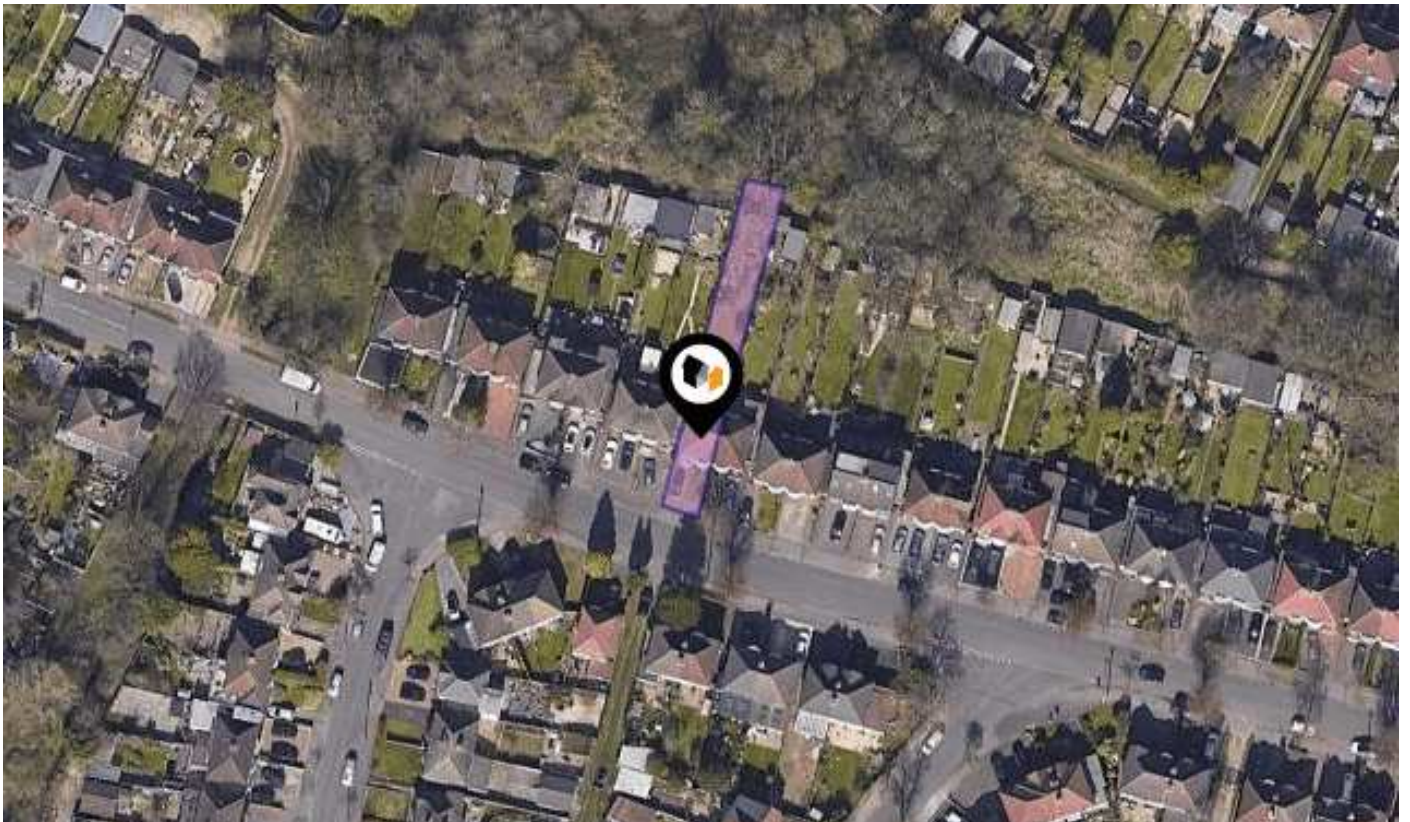


See More Online

KPF: Key Property Facts

An insight into your property and the local area

Monday 25th March 2024



100, DELRENE ROAD, SHIRLEY, SOLIHULL, B90 2HP

Property Overview



Property

| | |
|-------------------------|---|
| Type: | Semi-Detached |
| Bedrooms: | 3 |
| Floor Area: | 979 ft ² / 91 m ² |
| Plot Area: | 0.09 acres |
| Year Built : | 1930-1949 |
| Council Tax : | Band C |
| Annual Estimate: | £1,593 |
| Title Number: | WK160036 |
| UPRN: | 100070985840 |

| | |
|------------------------------------|------------|
| Last Sold Date: | 12/08/2016 |
| Last Sold Price: | £215,255 |
| Last Sold £/ft²: | £219 |
| Tenure: | Freehold |

Local Area

| | |
|---------------------------|----------|
| Local Authority: | Solihull |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very Low |
| • Surface Water | Very Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 15 mb/s | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

100, Delrene Road, Shirley, B90 2HP

Energy rating

D

Valid until 25.05.2026

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

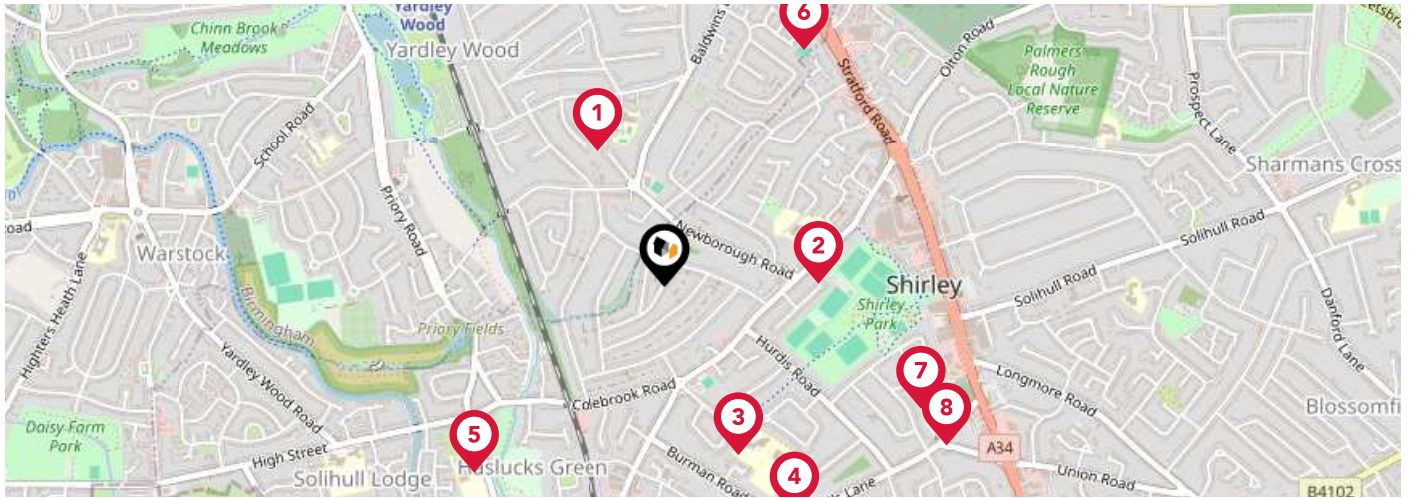
Property

EPC - Additional Data

Additional EPC Data

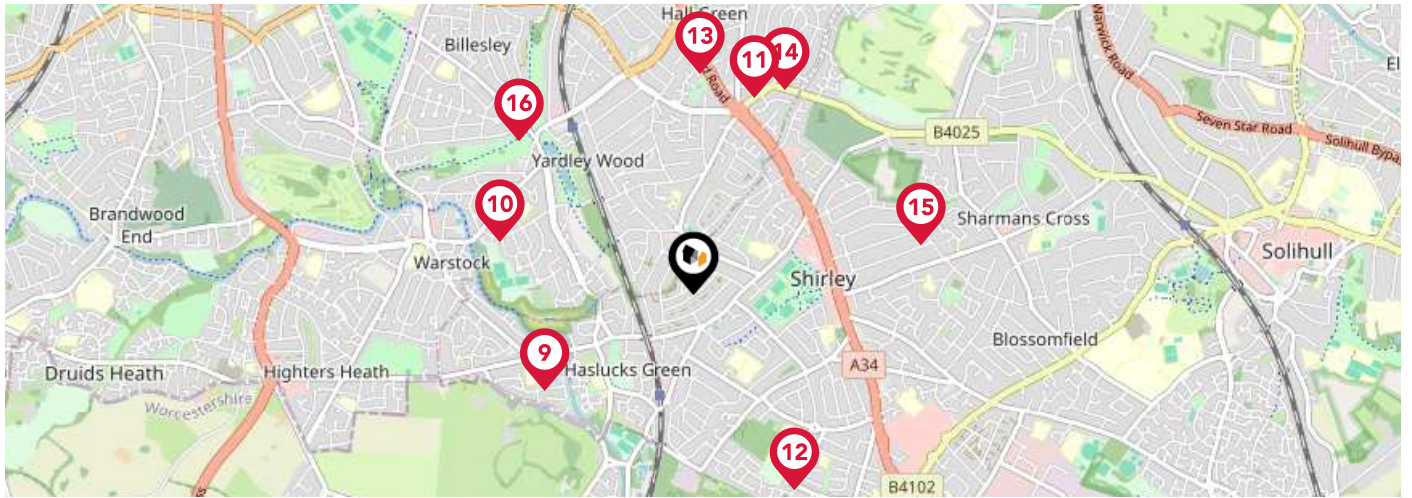
| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, 250 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 60% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 91 m ² |









Area Schools



| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1 Chilcote Primary School Ofsted Rating: Outstanding Pupils: 456 Distance:0.34</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>2 Haslucks Green School Ofsted Rating: Good Pupils: 240 Distance:0.35</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3 Burman Infant School Ofsted Rating: Outstanding Pupils: 223 Distance:0.42</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>4 Hazel Oak School Ofsted Rating: Outstanding Pupils: 159 Distance:0.59</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5 Mill Lodge Primary School Ofsted Rating: Good Pupils: 233 Distance:0.6</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>6 Rosslyn School Ofsted Rating: Good Pupils: 75 Distance:0.62</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>7 Tudor Grange Primary Academy, St James Ofsted Rating: Outstanding Pupils: 234 Distance:0.64</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>8 Kingswood School Ofsted Rating: Outstanding Pupils: 104 Distance:0.73</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

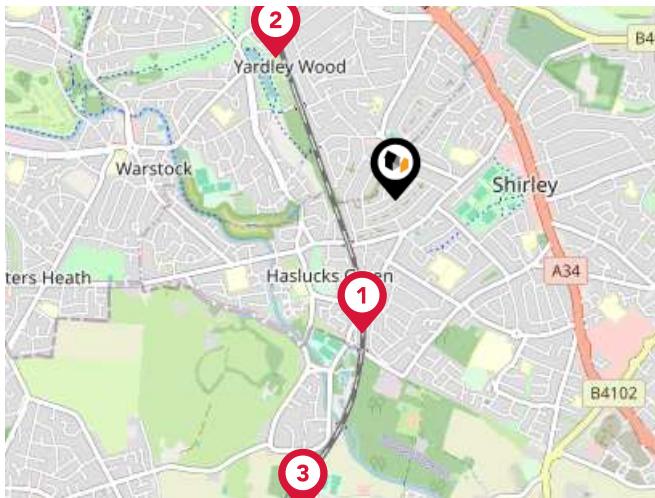
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Peterbrook Primary School Ofsted Rating: Requires Improvement Pupils: 442 Distance:0.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Yardley Wood Community Primary School Ofsted Rating: Good Pupils: 436 Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Ambrose Barlow Catholic Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Light Hall School Ofsted Rating: Good Pupils: 1189 Distance:1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Tlg South Birmingham Ofsted Rating: Good Pupils: 4 Distance:1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Robin Hood Academy Ofsted Rating: Good Pupils: 635 Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Streetsbrook Infant and Early Years Academy Ofsted Rating: Outstanding Pupils: 230 Distance:1.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Our Lady of Lourdes Catholic Primary School Ofsted Rating: Outstanding Pupils: 229 Distance:1.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

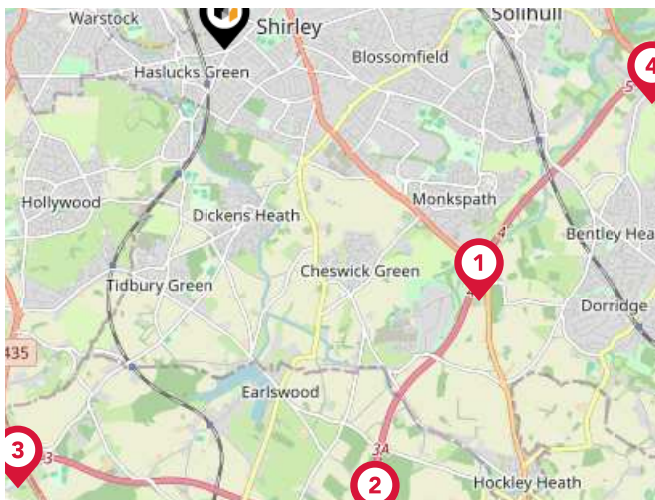
Area

Transport (National)



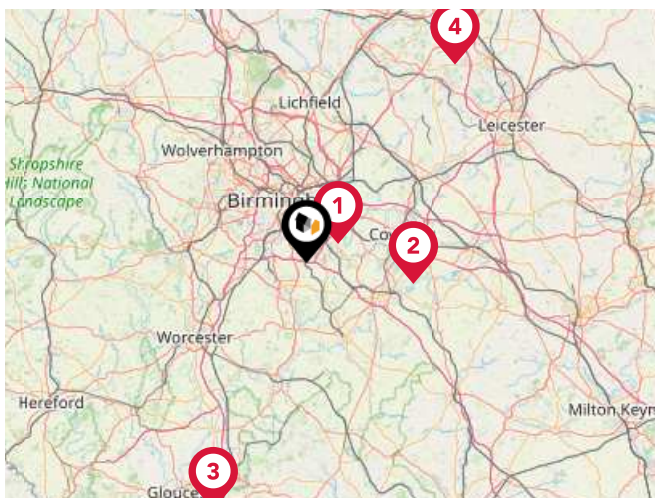
National Rail Stations

| Pin | Name | Distance |
|----------|----------------------------|------------|
| 1 | Shirley Rail Station | 0.62 miles |
| 2 | Yardley Wood Rail Station | 0.84 miles |
| 3 | Whitlocks End Rail Station | 1.47 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|----------|---------|------------|
| 1 | M42 J4 | 3.24 miles |
| 2 | M42 J3A | 4.49 miles |
| 3 | M42 J3 | 4.38 miles |
| 4 | M42 J5 | 3.91 miles |
| 5 | M40 J16 | 6 miles |

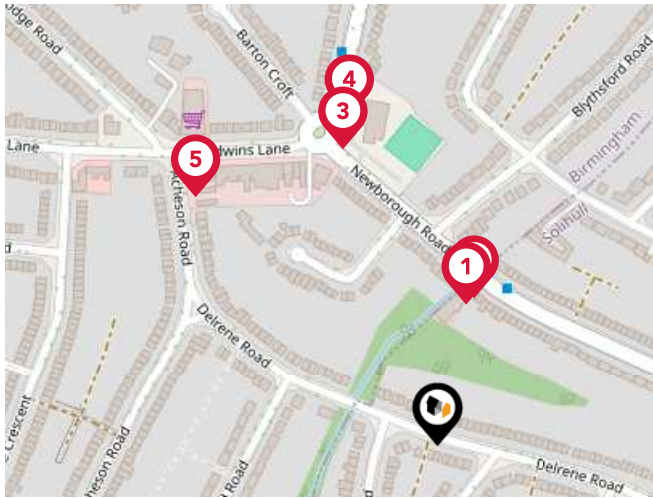


Airports/Helipads

| Pin | Name | Distance |
|----------|----------------------------------|-------------|
| 1 | Birmingham International Airport | 5.45 miles |
| 2 | Coventry Airport | 15.78 miles |
| 3 | Gloucestershire Airport | 38.35 miles |
| 4 | East Midlands Airport | 35.85 miles |

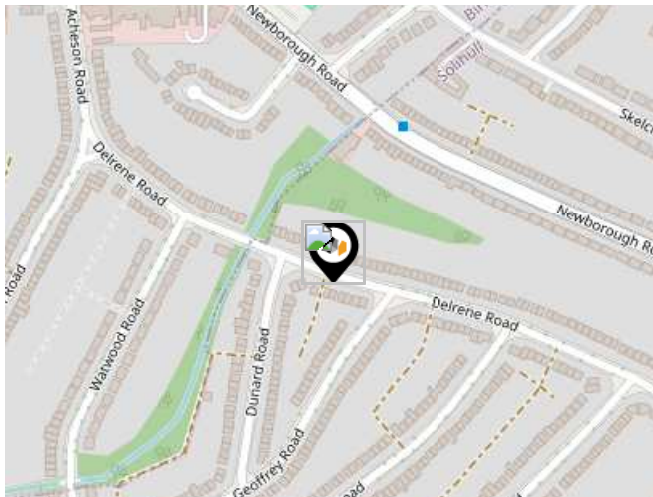
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Blythsford Rd | 0.08 miles |
| 2 | Blythsford Rd | 0.09 miles |
| 3 | The Baldwin | 0.18 miles |
| 4 | The Baldwin | 0.19 miles |
| 5 | Barton Lodge Road | 0.2 miles |




Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Corporation Street (Midland Metro Stop) | 5.24 miles |
| 2 | Grand Central New Street (Midland Metro Stop) | 5.2 miles |
| 3 | Town Hall (Midlands Metro Stop) | 5.32 miles |

Council Tax Bands in England :

| Tax Band: | Ranges of Value : |
|-----------|----------------------|
| A | up to £40,000 |
| B | £40,001 to £52,000 |
| C | £52,001 to £68,000 |
| D | £68,001 to £88,000 |
| E | £88,001 to £120,000 |
| F | £120,001 to £160,000 |
| G | £160,001 to £320,000 |
| H | more than £320,000 |

Council Tax Data For This Property:

| | | |
|--|----------|--|
|  | | <p>100, DELRENE ROAD, SHIRLEY, SOLIHULL, B90 2HP</p> |
| Tax Band: | Band C | |
| Annual Cost: | £1592.89 | |

Bandings For Nearby Properties:

| Address | Council Tax Band | Annual Cost |
|--|------------------|-------------|
| 55 DELRENE ROAD Shirley Solihull West Midlands B90 2HP | Band (C) | £1,593 |
| 57 DELRENE ROAD Shirley Solihull West Midlands B90 2HP | Band (C) | £1,593 |
| 59 DELRENE ROAD Shirley Solihull West Midlands B90 2HP | Band (C) | £1,593 |
| 61 DELRENE ROAD Shirley Solihull West Midlands B90 2HP | Band (C) | £1,593 |
| 63 DELRENE ROAD Shirley Solihull West Midlands B90 2HP | Band (C) | £1,593 |
| 65 DELRENE ROAD Shirley Solihull West Midlands B90 2HP | Band (C) | £1,593 |
| 67 DELRENE ROAD Shirley Solihull West Midlands B90 2HP | Band (D) | £1,792 |

Planning records for: *55 Delrene Road Shirley B90 2HP*

| Reference - PL/1988/01340/FULL | |
|--------------------------------|--------------------------|
| Decision: | Decided |
| Date: | 19th December 1988 |
| Description: | Garage/Kitchen extension |

Planning records for: *59 Delrene Road Shirley Solihull B90 2HP*

| Reference - PL/2016/00755/MINFHO | |
|----------------------------------|--|
| Decision: | Decided |
| Date: | 30th March 2016 |
| Description: | Erection of single storey front, side and rear extensions. |

| Reference - PL/2016/00383/MINFHO | |
|----------------------------------|--|
| Decision: | Decided |
| Date: | 11th February 2016 |
| Description: | Erection of single storey front side and rear extension. |

| Reference - PL/2016/00288/PNH | |
|-------------------------------|--|
| Decision: | Unknown |
| Date: | 29th January 2016 |
| Description: | Prior notification for a ground floor rear extension measuring 4m beyond the original rear wall, at a maximum height of 4m, and measuring 3m at the eaves. |

Planning records for: *59 Delrene Road Shirley Solihull B90 2HP*

| Reference - PL/2015/52910/PNH | |
|-------------------------------|--|
| Decision: | Unknown |
| Date: | 04th January 2016 |
| Description: | Prior notification for a ground floor rear extension measuring 6m beyond the original rear wall, at a maximum height of 4m, and measuring 3m at the eaves. |

| Reference - PL/2022/01207/MINFHO | |
|----------------------------------|---|
| Decision: | Awaiting decision |
| Date: | 17th June 2022 |
| Description: | Proposed erection of first floor side extension. Proposed loft extension including rear dormer. |

Planning records for: *61 Delrene Road Shirley Solihull B90 2HP*

| Reference - PL/2020/01023/MINFHO | |
|----------------------------------|------------------------------|
| Decision: | Decided |
| Date: | 16th June 2020 |
| Description: | Ground floor rear extension. |

Planning records for: *69 Delrene Road Shirley Solihull B90 2HP*

| Reference - PL/2006/02687/FULL | |
|--------------------------------|--|
| Decision: | Decided |
| Date: | 13th January 2006 |
| Description: | Two storey side extension to provide ground floor lounge and porch and first floor bedroom/en-suite. |

Planning records for: **86 Delrene Road Shirley Solihull B90 2HP**

| Reference - PL/2000/02256/FULL | |
|--------------------------------|--|
| Decision: | Decided |
| Date: | 17th October 2000 |
| Description: | 2 storey rear extension to the rear of existing dwelling |

Planning records for: **90 Delrene Road Shirley Solihull B90 2HP**

| Reference - PL/2018/02777/MINFHO | |
|----------------------------------|--|
| Decision: | Decided |
| Date: | 08th October 2018 |
| Description: | Single storey extension to rear and single storey extension to front/side. |

| Reference - PL/2021/02123/MINFHO | |
|----------------------------------|--|
| Decision: | Decided |
| Date: | 02nd August 2021 |
| Description: | Rear kitchen/dining room extension and front/side porch and store. |

Planning records for: **92 Delrene Road Shirley Solihull B90 2HP**

| Reference - PL/2018/02018/MINFHO | |
|----------------------------------|---|
| Decision: | Decided |
| Date: | 16th July 2018 |
| Description: | Single storey extension to rear and alterations to existing single storey roof. |

Planning records for: *102 Delrene Road Shirley Solihull B90 2HP*

| Reference - PL/2017/02586/MINFHO | |
|----------------------------------|--|
| Decision: | Decided |
| Date: | 26th September 2017 |
| Description: | Two storey rear and side extension, porch demolished and replaced with new larger scale porch. |

Planning records for: *104 Delrene Road Shirley Solihull B90 2HP*

| Reference - PL/2006/02530/FULL | |
|--------------------------------|---|
| Decision: | Decided |
| Date: | 10th February 2006 |
| Description: | Ground floor rear conservatory to the rear. |

| Reference - PL/1999/00170/FULL | |
|--------------------------------|----------------------|
| Decision: | Decided |
| Date: | 16th August 1999 |
| Description: | Conservatory to rear |

Planning records for: *106 Delrene Road Shirley B90 2HP*

| Reference - PL/1994/00737/FULL | |
|--------------------------------|--|
| Decision: | Decided |
| Date: | 05th May 1994 |
| Description: | 2-STOREY lounge, kitchen, w.C and bathroom extension |

Planning records for: *116 Delrene Road Shirley B90 2HP*

| | |
|---------------------------------------|---|
| Reference - PL/1983/00875/FULL | |
| Decision: | Decided |
| Date: | 17th March 1983 |
| Description: | Kitchen, addition, store/study and porch. |

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

thill@completeasap.co.uk



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 WK160036

Edition date 14.02.2022

- This official copy shows the entries on the register of title on 22 MAR 2024 at 19:19:39.
- 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 22 Mar 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, Coventry Office.

A: Property Register

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

WEST MIDLANDS : SOLIHULL

- 1 (01.06.1971) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 100 Delrene Road, Shirley, Solihull (B90 2HP).
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 27 January 1965 referred to in the Charges Register:-

"TOGETHER ALSO WITH and EXCEPT AND RESERVING the rights and easements or quasi-easements specified in the said Lease."

The following are details of the grants and exceptions and reservations contained in the Lease referred to which is dated 14 August 1936 made between (1) Maypole Developments Limited and (2) William Clement Stephenson and which Lease is now determined.

"TOGETHER with the right to use jointly and in common with the Lessees or other the owners and occupiers for the time being of the adjoining premises and all other persons for the time being entitled thereto the party drains water and other services used in connection with the said premises and the said adjoining premises with liberty for the Lessors and the said owners and persons aforesaid to enter upon the said premises for the purpose of opening cleansing and repairing the said party drains water and other services if and when necessary

TOGETHER ALSO with full right and liberty in common with the owners and occupiers of adjoining or neighbouring lands and premises now or formerly of the lessors and all other persons having a right thereto to use as a means of approach to and from the premises hereby demised such part of the said new road as shall be expedient for the purpose until the same shall be taken over by the Local Authority and declared a public highway TOGETHER ALSO with full right and liberty in common with the owners and occupiers of adjoining or neighbouring lands and premises now or formerly of the Lessors and all other persons having a right thereto to use as a means of access to the rear of the said premises the passage in rear thereof marked brown on the said plan the Lessee in common with all other persons entitled to use the same paying his proper proportion of the cost of maintaining the said passage in good and substantial repair such proportion in case of dispute to be settled by the Surveyor for the time being to the Lessors EXCEPT AND

A: Property Register continued

RESERVED unto the Lessors and their successors in title at all times hereafter the full and free right of running of water and soil from the adjoining and neighbouring land and the buildings now or hereafter to be erected thereon through the gutters pipes sewers drains and watercourses now or hereafter upon or under the land hereby demised and to make connections with such gutters pipes sewers drains and watercourses or any of them for the purpose of exercising the said right of running of water and soil."

NOTE: The land coloured brown and the said passage is the passageway at the rear leading into Delrene Road.

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 (19.08.2016) PROPRIETOR: SHOAIB RAZA of 100 Delrene Road, Shirley, Solihull B90 2HP.
- 2 (19.08.2016) The price stated to have been paid on 12 August 2016 was £215,255.
- 3 (19.08.2016) 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.
- 4 (19.08.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 12 August 2016 in favour of HSBC UK Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 3 October 1934 made between (1) Florence Edith Lane and others (Vendors) and (2) Maypole Developments Limited (Purchaser) contains the following covenants:-

COVENANT by Purchasers with Vendors that Purchasers and their successors in title would thenceforth perform and observe said restrictive covenants and conditions set out in the First Schedule thereto but not further or otherwise and would indemnify Vendors and the estate of said Colebrook Lane deceased against all actions and claims in respect of such covenants and conditions so far only as same affect the property thereby conveyed and the Purchasers further covenanted

(a) Not to erect or permit to be erected any shop on the enclosures Nod part 6019 6018 6080 6081 6079 6016 2014 and 2015a and 2015b on said plan thereto

(b) Not to erect upon that part of hereditaments thereby conveyed fronting to Colebrook Road or immediately abutting upon a plot of land having a frontage to Colebrook Road aforesaid of fifty yards and containing a depth on both sides of fifty yards and containing in the whole 2500 square yards of thereabouts any buildings other than private dwellinghouses and outbuildings to be used in connection therewith such dwellinghouses to cost for labour and material alone the sum of £400 at the least.

THE FIRST SCHEDULE thereto before referred to

Not to manufacture sell or supply any intoxicating liquor upon any

C: Charges Register continued

building to be erected upon the property hereby conveyed.

- 2 The land in this title is subject to the following rights reserved by a Conveyance thereof dated 27 January 1965 made between (1) Harry Charles Smith and others (Vendors) and (2) Albert Bickley:-

"EXCEPT AND RESERVING unto the Vendors and their successors in title the owners and occupiers of adjoining and adjacent properties and all other persons entitled thereto the right to pass and repass with or without vehicles over and along the said part of the said passage.

AND ALSO EXCEPT AND RESERVED

(a) Unto Maypole Developments Limited and their successors in title the right at all times hereafter to enter upon the property hereby conveyed for the purpose of opening cleansing and repairing the party drains water and other services under the said property if and when necessary."

NOTE: The passage referred to is the passage at the back included in the title.

- 3 (19.08.2016) REGISTERED CHARGE dated 12 August 2016.
- 4 (06.11.2018) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 4HB.

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 22 March 2024 shows the state of this title plan on 22 March 2024 at 19:19:40. 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, Coventry Office .

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H.M. LAND REGISTRY

TITLE NUMBER

WK160036

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY SHEET
WARWICKSHIRE

NATIONAL GRID
SP1079

SECTION
T

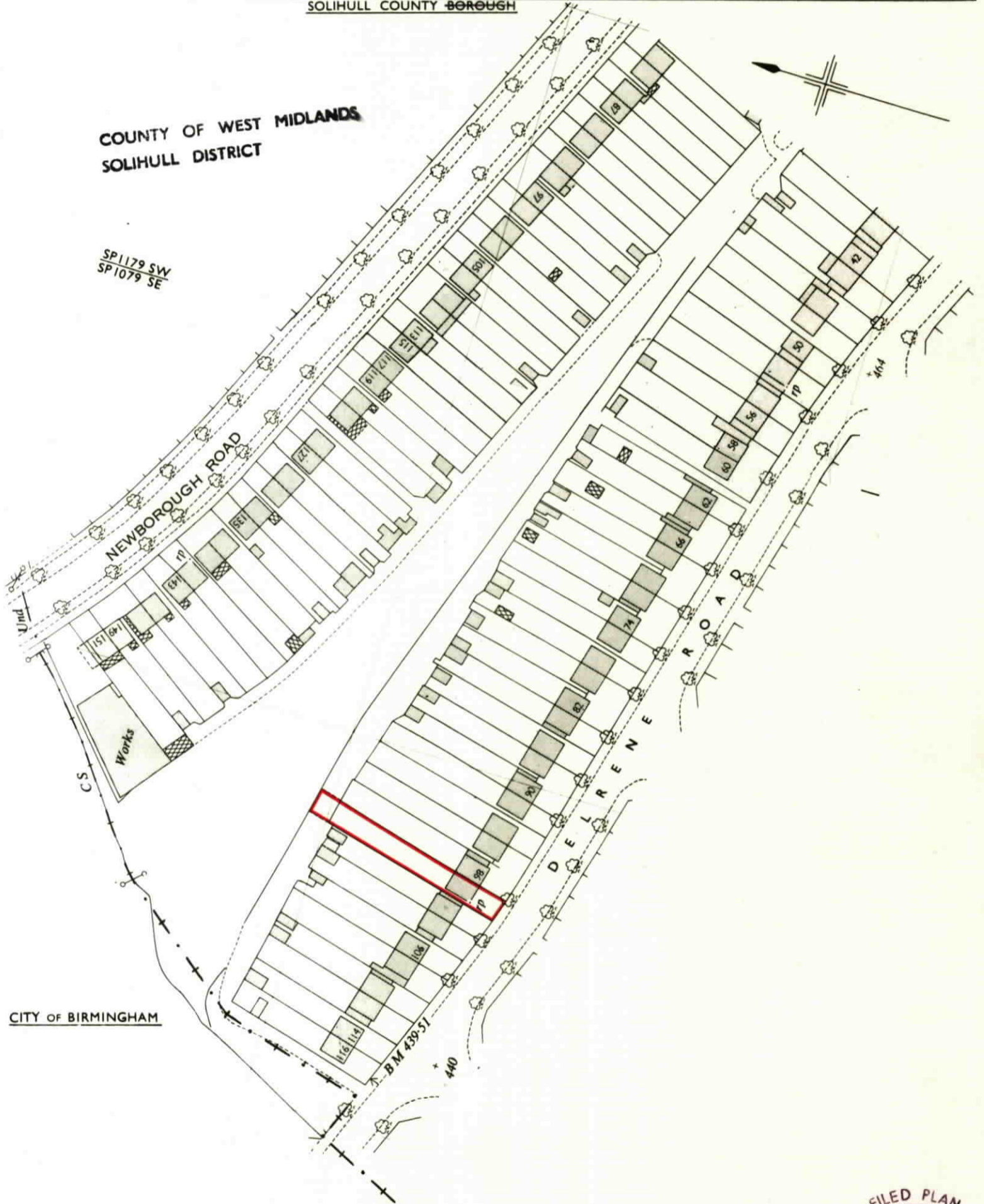
Scale: 1/1250

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SOLIHULL COUNTY BOROUGH

COUNTY OF WEST MIDLANDS
SOLIHULL DISTRICT

SP1179 SW
SP1079 SE



CITY OF BIRMINGHAM



PROPERTY INFORMATION QUESTIONNAIRE (PIQ)

ABOUT THIS FORM

Part A: Disclosure of material facts

Getting the property 'market ready'

The information which you provide must be accurate. Whether you are the owner of the property or represent someone who has died or is unable or unavailable to complete the form, the form should be completed as though the questions are being answered by the owner.

This form is required to ensure that the Consumer Protection from Unfair Trading Regulations 2008 are complied with during the marketing of the property and must be completed as accurately as possible. Under the Consumer Protection from Unfair Trading Regulations 2008 it is important to disclose anything that would materially affect the transactional decision of the average consumer.

If you do not know an answer to a question then that is fine but please provide as much information as possible and do not omit information.

The information will be used by the conveyancers representing yourself and the buyer during the conveyancing process and will support the sale of the property. If any of the information changes before you complete the sale then you should let your conveyancer know as soon as you become aware of the new information.

Instructing your conveyancer now will mean that they can review the information which you have provided and help you resolve any title defects or replace missing documents. This will significantly speed up the sale and reduce the likelihood of the sale falling through.

Part B: Additional information required for the conveyancing process

Getting the property 'sale ready'

Whilst you only need complete the information in Section A to enable the property to be marketed, by completing Section B now you may save both time and money during the conveyancing process. Therefore we recommend that you complete all sections now.

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1. PROPERTY TO BE SOLD

Throughout this form this property may be referred to as 'the property', 'this property' or 'your property'.

1.1 Property address

| | | | |
|----------------|------------------|----------|---------|
| Address line 1 | 100 Delrene Road | | |
| Address line 2 | B90 2HP | | |
| Town | Solihull | | |
| County | United Kingdom | Postcode | B90 2HP |

| | | |
|------------|---|----|
| 1.2 | Council Tax band | C |
| 1.3 | Unique property reference number (UPRN) | -- |

i You can find your UPRN here: www.findmyaddress.co.uk/search
 You can check your Council Tax band here: www.gov.uk/council-tax-bands

1.4 What is the title to the property?

| | | | |
|------------------|-------------------------------------|------------------|--------------------------|
| Freehold | <input checked="" type="checkbox"/> | Shared Ownership | <input type="checkbox"/> |
| Managed freehold | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Leasehold | <input type="checkbox"/> | Unknown | <input type="checkbox"/> |
| Commonhold | <input type="checkbox"/> | | |

| | | | |
|------------|--|------------------------------|--|
| 1.5 | Are there conditions on the property such as those imposed by the First Homes Scheme or Section 157 restriction? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |

1.6 If leasehold, complete the following otherwise skip to 1.7.

| | | | | | |
|--------------|-----------------|--|--------------|-----------------|--|
| 1.6.1 | Length of lease | | 1.6.3 | Years remaining | |
| 1.6.2 | Start date | | 1.6.4 | Ground rent | |

| | |
|---|--|
| Please give any relevant details of the lease including any renewal undertaken, additional liabilities, rights and obligations, ground rent increases or review period. | |
| | |

i Title documents and lease can be downloaded from the Land Registry for a small fee.

1.7 If leasehold or a managed freehold, complete the following otherwise skip to 1.8.

| | | | |
|-------|---|------------------------------|-----------------------------|
| 1.7.1 | Is there a property management company? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 1.7.2 | Is there a resident's management company? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 1.7.3 | Is there a Right to Manage company? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

If yes, please provide contact details.

| | | |
|-------|--|--|
| 1.7.4 | Annual service charge | |
| 1.7.5 | Additional fees payable on sale or letting | |
| 1.7.6 | Name of the Freeholder or Rentcharge owner | |

| | | |
|-------|---|--|
| 1.7.7 | Please provide details of sinking fund, any estates charges and/or any other fees or charges below. | |
| | | |

| | | | |
|-------|--|------------------------------|-----------------------------|
| 1.7.8 | Are there restrictions imposed by a lease or otherwise? If yes, provide details below. | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| | | | |

1.8 What are the parking arrangements at the property?

| | | | |
|-------------------|-------------------------------------|---|--------------------------------|
| Garage | <input type="checkbox"/> | Metered parking | <input type="checkbox"/> |
| Driveway | <input checked="" type="checkbox"/> | Allocated parking space(s) <input type="checkbox"/> | How many? <input type="text"/> |
| On street parking | <input checked="" type="checkbox"/> | Access to an electric vehicle charge point | <input type="checkbox"/> |
| Resident permit | <input type="checkbox"/> | None | <input type="checkbox"/> |
| Shared parking | <input type="checkbox"/> | Other: | <input type="text"/> |

1.9 Listing and Conservation.

| | | | | |
|-------|---|------------------------------|--|-------------------------------------|
| 1.9.1 | Is your property a listed building? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | If yes, provide details of the listing and any relevant documents. | | | |
| 1.9.2 | Is your property in a designated conservation area? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 1.9.3 | Are any trees on the property subject to a tree preservation order? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | If yes, please answer 1.9.4. | | | |
| 1.9.4 | Have the terms of the order been complied with? Attach a copy of any relevant documentation to this form. | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input type="checkbox"/> |

2. DISPUTES AND COMPLAINTS

| | | | | |
|------------|--|------------------------------|--|-------------------------------------|
| 2.1 | Has there been any disputes or complaints regarding this property or a property nearby? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

| | | | | |
|------------|---|------------------------------|--|-------------------------------------|
| 2.2 | Is there anything which might lead to a dispute about the property or a property nearby? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

| | | | | |
|------------|---|------------------------------|--|-------------------------------------|
| 2.3 | Has there been any failed purchase transactions on the property within the last 12 months? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

3. ALTERATIONS AND CHANGES TO THE PROPERTY

| | | | | |
|------------|--|------------------------------|--|-------------------------------------|
| 3.1 | Have there been any structural alterations, extensions, significant repairs or renewals to the property? E.g. loft or garage conversion, removal of internal walls/chimneys or change of use. If yes, outline the nature of the work for each and confirm the year it was completed. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

| | | | | |
|--|--|---|-----------------------------|-------------------------------------|
| 3.2 | Has there been installation of replacement windows, roof windows, roof lights or glazed doors since 1 April 2002? If yes, outline the nature of the work for each and confirm the year it was completed. | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Don't know <input type="checkbox"/> |
| <p>not sure - double glazing to whole of house</p> | | | | |

| | | | | |
|------------|--|------------------------------|--|-------------------------------------|
| 3.3 | Has a conservatory been added? If yes, confirm the year the installation was completed and whether any walls were removed. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

3.4 For each of the changes and installation, please confirm:

| | | | | |
|--------------|--|------------------------------|-----------------------------|---------------------------------------|
| 3.4.1 | Was a building regulation approval and completion certificate obtained or an equivalent Competent Person Scheme Certificate? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Not required <input type="checkbox"/> |
|--------------|--|------------------------------|-----------------------------|---------------------------------------|

| | | | | |
|--------------|---|------------------------------|-----------------------------|---------------------------------------|
| 3.4.2 | Was planning permission obtained? If no, please answer 3.4.3. | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Not required <input type="checkbox"/> |
|--------------|---|------------------------------|-----------------------------|---------------------------------------|

| | | | | |
|--------------|--|------------------------------|-----------------------------|---------------------------------------|
| 3.4.3 | Was a lawful development certificate (LDC) obtained? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Not required <input type="checkbox"/> |
|--------------|--|------------------------------|-----------------------------|---------------------------------------|

| | | | | |
|--------------|---------------------------------------|------------------------------|-----------------------------|--|
| 3.4.4 | Was listed building consent obtained? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Not required <input checked="" type="checkbox"/> |
|--------------|---------------------------------------|------------------------------|-----------------------------|--|

| | | | | |
|--------------|--|------------------------------|-----------------------------|--|
| 3.4.5 | Was any consent under a restriction in the title obtained? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Not required <input checked="" type="checkbox"/> |
|--------------|--|------------------------------|-----------------------------|--|

If you answered no to one or more of the 3.4 questions, outline the reason(s) why below.

[Glazing: 3.4.1 - Not known..](#) [3.4.2 - Not known..](#)

| |
|--|
| |
|--|

i If you answered yes to one or more of the 3.4 questions, the relevant documents will be required by the buyers. Send copies of all documentation with this form.

| | | | |
|------------|--|------------------------------|-----------------------------|
| 3.5 | Are any of the works listed above unfinished? If yes, provide details and explain why. | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| | | | |

| | | | |
|------------|--|------------------------------|--|
| 3.6 | Are you aware of any breaches of planning permission conditions or Building Regulations consent conditions or work not having the necessary consents? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
|------------|--|------------------------------|--|

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

| | | | |
|------------|--|------------------------------|--|
| 3.7 | Are there any planning control issues to resolve? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |

| | | | |
|------------|---|------------------------------|--|
| 3.8 | Is the property subject to a Green Deal loan, Green Homes Grant or another financed home improvement scheme? If yes, please include any outstanding payments for the renewable devices and any feed-in tariffs. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |

4. FIRE SAFETY AND BUILDING SAFETY

| | | | | |
|------------|---|------------------------------|--|-------------------------------------|
| 4.1 | Does the property have a potentially flammable external wall system (including cladding)? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
|------------|---|------------------------------|--|-------------------------------------|

If you answered yes to question 4.1, please answer the following questions otherwise skip to 4.2.

| | | | | |
|--------------|--|------------------------------|-----------------------------|-------------------------------------|
| 4.1.1 | Has an EWS1 form been completed? If yes, please include the EWS1 form with this questionnaire. | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input type="checkbox"/> |
|--------------|--|------------------------------|-----------------------------|-------------------------------------|

| | | |
|--------------|------------------------------------|-------------------------------------|
| 4.1.2 | What type of cladding is in place? | Don't know <input type="checkbox"/> |
|--------------|------------------------------------|-------------------------------------|

| | | | | |
|--------------|--|------------------------------|-----------------------------|-------------------------------------|
| 4.1.3 | Have any remedial works taken place, or are any works planned relating to cladding? If yes, provide details below. | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

| | | | | |
|------------|--|------------------------------|--|-------------------------------------|
| 4.2 | Is your property located within a building that is over 18m tall or at least seven storeys and contains a minimum of two residential units? If yes, provide contact details of the Principal Accountable Person. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

If you answered yes to question 4.2, please answer the following questions otherwise skip to 4.3.

| | | | | |
|--------------|--|------------------------------|-----------------------------|-------------------------------------|
| 4.2.1 | Is the key building information provided by the Principal Accountable Person up to date? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input type="checkbox"/> |
|--------------|--|------------------------------|-----------------------------|-------------------------------------|

| | | | | |
|--------------|---|------------------------------|-----------------------------|-------------------------------------|
| 4.2.2 | Have any remedial works taken place to the property, or are any works planned (unrelated to cladding) due to the property being located within a high-risk building? If yes, provide details below. | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

| | | | | |
|--------------|---|------------------------------|-----------------------------|-------------------------------------|
| 4.2.3 | Have any remedial works taken place, or are any works planned within the rest of the building? If yes, provide details below. | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

| | | | | |
|------------|--|------------------------------|-----------------------------|--|
| 4.3 | Does the property have a timber framed balcony? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input checked="" type="checkbox"/> |
| 4.4 | Has spray foam insulation been installed at the property? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input checked="" type="checkbox"/> |
| 4.5 | Does the property contain asbestos? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input checked="" type="checkbox"/> |
| 4.6 | Is there a smoke or carbon monoxide alarm in the property? If yes, please provide what type of alarm it is below. | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input checked="" type="checkbox"/> |
| | | | | |

5. NOTICES WHICH AFFECT THE PROPERTY

Are you aware of, or have you received any of the following notices?

| | | | | |
|-----|---|------------------------------|--|-------------------------------------|
| 5.1 | The owner of a neighbouring property is proposing to develop property or land nearby or make alterations to nearby buildings? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 5.2 | Any planning application that could affect the property, the enjoyment of it or the views from it? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 5.3 | Notice informing you that maintenance, repairs or improvements are required to your property? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 5.4 | Listed building application. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 5.5 | Infrastructure project, proposed or in progress, i.e. wind turbine, railway or fracking etc. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 5.6 | Any other relevant or legal notice. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 5.7 | Other: | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input type="checkbox"/> |

i You will need to provide details of any notices to your conveyancer and estate agent.

6. SPECIALIST ISSUES

| | | | | |
|-----|--|---|--|--|
| 6.1 | Has there ever been any preventative work for dry rot, wet rot or damp carried out at your property? If yes, provide details below. | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input checked="" type="checkbox"/> |
| 6.2 | Has there ever been any treatment of dry rot, wet rot or damp carried out at your property? If yes, provide details below. | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input checked="" type="checkbox"/> |
| 6.3 | Has the property ever been subject to subsidence or structural fault? If yes, provide details below. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 6.4 | Is the property of standard construction? If no, give details below. | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Don't know <input type="checkbox"/> |
| 6.5 | Is CCTV or a similar security system in operation at the property? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 6.6 | Will CCTV or a similar security system be recording at the time of any property viewings? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input type="checkbox"/> |
| 6.7 | To your knowledge is the property affected by Japanese Knotweed or other invasive species? If yes, state whether there is a management plan in place below and supply a copy with this form. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | |

Add any comments or explanations to question 6 here.

7. FIXTURES AND FITTINGS

| | |
|---|---|
| 7.1 | List any items that you intend to take which would be considered a fixture or fitting, e.g. carpets, curtains, light fittings and fitted cupboards etc. |
| See HIPLA Digital Legal Pack (Fixtures & Fittings section) or completed TA10 document which has the same info | |

| | |
|---|--|
| 7.2 | What additional furniture or possessions are you likely to include in the sale, irrespective of price? |
| See HIPLA Digital Legal Pack (Fixtures & Fittings section) or completed TA10 document which has the same info | |

i A final list will need to be completed after the sale is agreed with your legal representative.

8. ENERGY EFFICIENCY

| | | | |
|------------|--|---|-----------------------------|
| 8.1 | Does your property have an EPC undertaken within the last ten years? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 8.2 | What is the energy efficiency rating of the property according to the latest Energy Performance Certificate (EPC)? | D | |

i Please provide a copy of your EPC with this form. If required, a link to your EPC can be found on the online register and shared via: gov.uk/find-energy-certificate

9. UTILITIES/SERVICES

9.1 Indicate which services are connected to the property.

| Service | Connected (yes/no or date to be connected) | Supplier |
|------------------------------------|--|--------------|
| Electricity | Yes | Shell |
| Gas | Yes | Shell |
| Liquid Petroleum Gas (LPG) | No | |
| Water main or private water supply | Yes | Severn Trent |
| Drainage to public sewer | Yes | Not sure |
| Cable TV or Satellite | Yes | BT |
| Telephone | No | |
| Broadband | Yes | BT |
| Other: | | |
| Other: | | |

i Other services include renewable technologies.

| | | | |
|--------------|-----------------|--------------------|------|
| 9.1.1 | Broadband speed | Depends on package | Mbps |
|--------------|-----------------|--------------------|------|

| | | | |
|------------|--|------------------------------|--|
| 9.2 | Do you have any licences, maintenance agreements, contracts or service agreements in relation to a connected service? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |

| | | | |
|------------|---|---|-----------------------------|
| 9.3 | Are there connected smart systems at the property, e.g. heating/power or security systems such as CCTV, alarms or barriers. If yes, please give details of service and passcodes. | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| | Smart meter Ring doorbell | | |

| | | | |
|------------|---|------------------------------|-----------------------------|
| 9.4 | Has the property been rewired or had any electrical installation work carried out since 1 January 2005? If yes, provide details below and supply the Building Regulations Compliance and Completion Certificate (or equivalent) with this form. | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| | Not known | | |

| | | | |
|------------|---|------------------------------|--|
| 9.5 | Has the whole or any part of the electrical installation been tested by a qualified and registered electrician? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | If yes, what year were they last tested? | | |

| | | | |
|------------|--|---|-----------------------------|
| 9.6 | Is there central/partial central heating in your property? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|------------|--|---|-----------------------------|

If you answered yes to question 9.6, please answer the following questions otherwise skip to question 9.7.

| | | | |
|--------------|--|--------|-------------------|
| 9.6.1 | When was the heating system installed? If after 1 April 2005, provide a copy of the CORGI or Gas Safe installation completion certificate. | Month: | |
| | | Year: | Not known |
| 9.6.2 | When was the heating system last serviced/maintained? Provide a copy of the last inspection report. | Month: | |
| | | Year: | 2021 (new boiler) |

| | | | |
|--------------|--|---|-----------------------------|
| 9.6.3 | Is the heating system in good working order? If no, provide details. | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| | | | |

| | | | |
|------------|-----------------------------------|------------------------------|--|
| 9.7 | Have solar panels been installed? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
|------------|-----------------------------------|------------------------------|--|

If you answered yes to question 9.7, please answer the following questions otherwise skip to question 9.8.

| | | | |
|--------------|--|-----------------------------------|-------------------------------|
| 9.7.1 | In what year were the solar panels installed? | | |
| 9.7.2 | Are the solar panels owned outright? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 9.7.3 | Has a long lease of the roof/air space been granted to a solar panel provider? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| | If yes, please supply copies of the relevant documents. | Enclosed <input type="checkbox"/> | Lost <input type="checkbox"/> |

9.8 Is there a septic tank, cesspool or sewerage treatment plant connected to the property? Tick those that apply and indicate date last emptied.

| | | | |
|--------------------------|--------------------------|--------------------|--|
| Septic tank | <input type="checkbox"/> | Date last emptied | |
| Cesspool | <input type="checkbox"/> | Date last emptied | |
| Sewerage treatment plant | <input type="checkbox"/> | Date last serviced | |

If there is a septic tank, cesspool or sewerage treatment plant connected to the property, please answer the following questions otherwise skip to section 10 Insurance.

| | | | |
|--------------|---|------------------------------|-----------------------------|
| 9.8.1 | Is the septic tank, cesspool or sewerage treatment plant shared with other properties? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 9.8.2 | Is the septic tank, cesspool or sewerage treatment plant located on someone else's land? If yes, provide a plan showing the location of the system and how to access it. | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 9.8.3 | Does the septic tank, cesspool or sewerage treatment plant comply with BSEN12566-3? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

10. INSURANCE

| | | | |
|-------------|---|------------------------------|--|
| 10.1 | Has any buildings insurance ever been subject to an abnormal rise in premium? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 10.2 | Has any buildings insurance ever been subject to high excesses? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 10.3 | Has any buildings insurance ever been subject to unusual conditions? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 10.4 | Has any buildings insurance ever been refused? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

If you answered yes to any of the questions above, please provide details below.

| |
|--|
| |
|--|

| | | | |
|-------------|--|---|-----------------------------|
| 10.5 | Do you insure the property? If yes, provide details. | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| | Copy of insurance policy not provided | | |

11. BOUNDARIES/ACCESS

| | | | | |
|-------------|--|------------------------------|--|-------------------------------------|
| 11.1 | Is any part of the property not within the seller's legal ownership? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

| | | | | |
|-------------|--|------------------------------|--|-------------------------------------|
| 11.2 | Is there a current application to alter the boundaries of your property? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

12. RIGHTS AND INFORMAL ARRANGEMENTS

| | | | | |
|-------------|--|------------------------------|--|-------------------------------------|
| 12.1 | Do you have to contribute towards the shared cost of a jointly used service such as the maintenance of a private road, driveway, boundary or drain? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

| | | | | |
|-------------|--|------------------------------|--|-------------------------------------|
| 12.2 | Does the property benefit from any rights or arrangements over any neighbouring property? E.g. rights to go onto neighbouring land to maintain the property or right to park or drive over neighbours land etc. If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

| | | | | |
|-------------|---|------------------------------|--|-------------------------------------|
| 12.3 | Has anyone taken steps to prevent access to the property, complain about or demand payment for access to the property? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

| | | | | |
|-------------|--|------------------------------|--|-------------------------------------|
| 12.4 | Is there a public right of way through and/or across your house, buildings or land? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

12.5 Do you know of any of the following rights or arrangements affecting the property?

| | | | | |
|---------------|--|------------------------------|--|-------------------------------------|
| 12.5.1 | Right of light | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 12.5.2 | Right of support from adjoining properties | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 12.5.3 | Customary rights, e.g. rights deriving from local traditions | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 12.5.4 | Other people's rights to mines and minerals under the land | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 12.5.5 | Chancel repair liability | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 12.5.6 | Other people's rights to take from the land (e.g. timber, hay or fish) | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 12.5.7 | Any other rights or arrangements affecting the property? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |

If you answered yes to any of the questions under 12.5, please provide details below.

13. ENVIRONMENT

| | | | | |
|-------------|---|------------------------------|--|-------------------------------------|
| 13.1 | Have there been any environmental issues (including flooding, radon gas, mining, quarrying or fracking) that affect the property since you've owned it? For example the type of flooding (e.g. coastal, river, surface water, sewer etc), level of radon, location of fracking and whether any action has been taken to prevent harm. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 13.2 | Is this property subject to any excessive noise or disturbance that a potential purchaser should be aware of? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 13.3 | Has the property been subject to any crime or burglary that the potential purchaser should be aware of? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 13.4 | Are there any air pollution issues affecting the property? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |

If you answered yes to any of the questions under section 13 Environment, please provide details below.

14. ADDITIONAL INFORMATION

| | | | | |
|-------------|---|------------------------------|--|-------------------------------------|
| 14.1 | Are there any restrictions on use or alteration of the property which have not been complied with? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

| | | | | |
|-------------|---|------------------------------|--|-------------------------------------|
| 14.2 | Are you aware of any other material issues or information which relates to the property or has anything occurred which may affect the average person's decision to proceed? If yes, describe this issue and any action that has been taken. Disclosure required under the Consumer Protection from Unfair Trading Regulations 2008. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| | | | | |

CONSUMER PROTECTION REGULATIONS DECLARATION

By signing this form I confirm the answers to be truthful and accurate and to the best of my knowledge. The questions have been designed to assist with the smooth selling of the property. Any misleading or incorrect answers are likely to be exposed later in the conveyancing process and may hinder the sale.

I will provide additional documentation in support of the information supplied on this form. I understand that this does not replace any official or legal information required for the sale of the property. If there are any changes which alter the information provided, I will update the form immediately and notify the party marketing the property as well as my conveyancer.

| | |
|-------------------|--------------------|
| Signature | <i>Shoaib Raza</i> |
| Print name | Shoaib Raza |

| | |
|-------------|---------------------|
| Date | 25/03/2024 15:45:56 |
|-------------|---------------------|

| | |
|-------------------|--|
| Signature | |
| Print name | |

| | |
|-------------|--|
| Date | |
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| Signature | |
| Print name | |

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| Date | |
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|-------------------|--|
| Signature | |
| Print name | |

| | |
|-------------|--|
| Date | |
|-------------|--|

15. LEGAL OWNERSHIP

15.1 Full name and address of legal owner(s)

| | | | |
|----------------|-------------|----------|--|
| Full name | Shoaib Raza | | |
| Address line 1 | | | |
| Address line 2 | | | |
| Town | | | |
| County | | Postcode | |

| | | | |
|----------------|--|----------|--|
| Full name | | | |
| Address line 1 | | | |
| Address line 2 | | | |
| Town | | | |
| County | | Postcode | |

| | | | |
|----------------|--|----------|--|
| Full name | | | |
| Address line 1 | | | |
| Address line 2 | | | |
| Town | | | |
| County | | Postcode | |

| | | | |
|----------------|--|----------|--|
| Full name | | | |
| Address line 1 | | | |
| Address line 2 | | | |
| Town | | | |
| County | | Postcode | |

15.2 Seller's Conveyancer

| | | | |
|----------------|--|----------|--|
| Full name | See HIPLA Digital Legal Pack to see which conveyancer the TA documents have been sent to | | |
| Address line 1 | | | |
| Address line 2 | | | |
| Town | | | |
| County | | Postcode | |
| Email | | | |
| Reference | | | |

15.3 Capacity in which the Seller sells

| | |
|--|-------------------------------------|
| Legal owner | <input checked="" type="checkbox"/> |
| Personal representative for a deceased owner | <input type="checkbox"/> |
| Under power of attorney | <input type="checkbox"/> |
| Mortgage in possession | <input type="checkbox"/> |
| Other: | <input type="checkbox"/> |

16. BOUNDARIES

16.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary feature?

| | | | | | |
|---------------|--------------|--|---------------------------------|------------------------------------|---|
| 16.1.1 | On the left | Seller <input type="checkbox"/> | Shared <input type="checkbox"/> | Neighbour <input type="checkbox"/> | Not known <input checked="" type="checkbox"/> |
| 16.1.2 | On the right | Seller <input type="checkbox"/> | Shared <input type="checkbox"/> | Neighbour <input type="checkbox"/> | Not known <input checked="" type="checkbox"/> |
| 16.1.3 | At the rear | Seller <input checked="" type="checkbox"/> | Shared <input type="checkbox"/> | Neighbour <input type="checkbox"/> | Not known <input type="checkbox"/> |
| 16.1.4 | At the front | Seller <input checked="" type="checkbox"/> | Shared <input type="checkbox"/> | Neighbour <input type="checkbox"/> | Not known <input type="checkbox"/> |

| | |
|-------------|--|
| 16.2 | If the boundaries are irregular, indicate ownership by written description or reference to a plan. |
| | |

| | | | |
|-------------|--|------------------------------|--|
| 16.3 | 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, provide details | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |

| | | | |
|-------------|--|------------------------------|--|
| 16.4 | During the seller's ownership, has any land or buildings previously forming part of the property been sold or any adjacent land or buildings purchased? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |

| | | | |
|-------------|---|------------------------------|--|
| 16.5 | Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |

| | | | |
|-------------|--|------------------------------|--|
| 16.6 | Has any notice been received under the Party Wall Act 1996 in respect of any shared/ party boundaries? If yes, supply a copy of the notice and give details of any work carried out or agreed. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |

17. SERVICES CROSSING THE PROPERTY OR NEIGHBOURING PROPERTY

| | | | | |
|-------------|---|------------------------------|--|-------------------------------------|
| 17.1 | Do any drains, pipes or wires serving the property cross any neighbour's property? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 17.2 | Do any drains, pipes or wires leading to any neighbour's property cross the property? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |
| 17.3 | Is there any agreement or arrangement about drains, pipes or wires? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Don't know <input type="checkbox"/> |

If you answered yes to any of the questions under section 17. Services crossing the property or neighbouring property, please supply a copy of the agreement or provide details below.

18. GUARANTEES

18.1 Are there any guarantees or warranties relating to this property?

| | | | | |
|----------------|---|------------------------------|--|-------------------------------|
| 18.1.1 | National House Building Council (NHBC) or similar warranty | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Lost <input type="checkbox"/> |
| 18.1.2 | Roofing work | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Lost <input type="checkbox"/> |
| 18.1.3 | Damp proofing | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Lost <input type="checkbox"/> |
| 18.1.4 | Timber treatment | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Lost <input type="checkbox"/> |
| 18.1.5 | Central heating and/or plumbing work | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Lost <input type="checkbox"/> |
| 18.1.6 | Double glazing (windows, doors, roof lights/windows/conservatory) | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Lost <input type="checkbox"/> |
| 18.1.7 | Electrical work | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Lost <input type="checkbox"/> |
| 18.1.8 | Preventative work/remedial action relating to subsidence | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Lost <input type="checkbox"/> |
| 18.1.9 | Solar panels | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Lost <input type="checkbox"/> |
| 18.1.10 | Other: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Lost <input type="checkbox"/> |

Please confirm that you will leave all paperwork relating to any guarantees at the property when you move out. Yes No

| | | | |
|-------------|--|------------------------------|--|
| 18.2 | Are there any outstanding claims or current applications relating to any of the above? If yes, provide details. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |

19. OCCUPIERS

| | | | |
|-------------|---------------------------------------|---|-----------------------------|
| 19.1 | Does the seller live at the property? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|-------------|---------------------------------------|---|-----------------------------|

| | | | |
|-------------|--|------------------------------|-----------------------------|
| 19.2 | If the property is occupied with tenants does anyone aged over 17 (other than the owner(s)) live at the property? If yes, please provide their full name(s) and age. | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| | Not applicable | | |

| | | | |
|-------------|--|------------------------------|--|
| 19.3 | Have all occupiers, aged over 17, agreed to sign the contract to confirm that they will vacate the property prior to completion of the sale? If 'No', please provide details (e.g. the property is sold let to tenants) and supply a copy of the tenancy agreement together with a copy of any notice to quit which has been served upon them. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | Not being sold with vacant possession. | | |

20. TRANSACTIONAL INFORMATION

| | | | |
|-------------|--|------------------------------|--|
| 20.1 | Is the sale dependent on the seller completing the purchase of another property on the same day? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
|-------------|--|------------------------------|--|

| | | | |
|-------------|---|------------------------------|--|
| 20.2 | Does the seller have any special requirements about a Completion/moving date? If yes, provide details of dates on which the seller cannot Complete/move. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | | |

| | | | |
|-------------|---|---|-----------------------------|
| 20.3 | Will all rubbish be removed from the property (including from the loft, shed, garden, outbuilding, garages and sheds) and the property left clean and tidy on completion? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 20.4 | Will any light fittings that are removed be replaced with ceiling rose, flex, bulb holder and bulb? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 20.5 | Will all keys for the windows and doors and details of alarm codes be left at the property or with the estate agent? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 20.6 | Will reasonable care be taken when removing any fittings or contents and any damage made good? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

DECLARATION

We confirm that all information provided is accurate to the best of our knowledge and if we should become aware of any change to the information supplied prior to exchange of contracts for the sale of the property we will update our conveyancer.

| | |
|-------------------|--------------------|
| Signature | <i>Shoaib Raza</i> |
| Print name | Shoaib Raza |

All sellers should sign this form

| | |
|-------------|---------------------|
| Date | 25/03/2024 15:45:56 |
|-------------|---------------------|

| | |
|-------------------|--|
| Signature | |
| Print name | |

| | |
|-------------|--|
| Date | |
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| | |
|-------------------|--|
| Signature | |
| Print name | |

| | |
|-------------|--|
| Date | |
|-------------|--|

| | |
|-------------------|--|
| Signature | |
| Print name | |

| | |
|-------------|--|
| Date | |
|-------------|--|

The data used to create this document was last updated on **25/03/2024 15:43:28**

Important notice: The above sellers have used <https://www.hipla.co.uk/> to provide their data and to confirm the validity and accuracy of it. Hipla provides a service to reformat their data into the format required by the Propertymark Property Information Questionnaire (also known as the PIQ).

To remove any technical risk of data being reformatted incorrectly to populate this form, this form should always be read in conjunction with the original data provided by the original user directly within their Hipla Digital Legal Pack. Ask your estate agent for access.

Law Society Fittings and Contents Form (3rd edition)

Address of the property

100 Delrene Road
Solihull
B90 2HP

Full names of the seller

Shoaib Raza

Seller's solicitor

Name of solicitor's firm

Address

Email

Reference number

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"/> | <input type="checkbox"/> | |
| Radiators/wall heaters | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Night-storage heaters | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Free-standing heaters | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Gas fires (with surround) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Electric fires (with surround) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Light switches | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Roof insulation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Window fittings | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Window shutters/grilles | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Internal door fittings | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| External door fittings | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Doorbell/chime | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | not for sale |



| | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|----------------------|
| Electric sockets | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| Burglar alarm | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| <i>Other items (please specify)</i> | | | | | |
| <input type="text"/> | | | | | |

2 Kitchen

Notes: 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Extractor hood | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Oven/grill | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Cooker | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Microwave | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Refrigerator/fridge-freezer | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Freezer | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Dishwasher | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Tumble-dryer | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Washing machine | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| <i>Other items (please specify)</i> | | | | | | | |
| <input type="text"/> | | | | | | | |

3 Bathroom

| | Included | Excluded | None | Price | Comments |
|-------------------------|-------------------------------------|--------------------------|-------------------------------------|----------------------|----------------------|
| Bath | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Shower fitting for bath | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> | <input type="text"/> |
| Shower curtain | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="text"/> | <input type="text"/> |



| | | | | | |
|------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|----------------------|
| Bathroom cabinet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| Taps | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| Separate shower and fittings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| Towel rail | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| Soap/toothbrush holders | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| Toilet roll holders | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| Bathroom mirror | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |

Other items (please specify)

4 Carpets

| | Included | Excluded | None | Price | Comments |
|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|----------------------|
| Hall, stairs and landing | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| Living room | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| Dining room | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| Kitchen | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| Bedroom 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| Bedroom 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| Bedroom 3 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| Bedroom 4 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |

Other rooms (please specify)

5 Curtains and curtain rails

| | Included | Excluded | None | Price | Comments |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|----------------------|
| Curtain rails/poles/pelmets | | | | | |
| Hall, stairs and landing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |



| | | | | | |
|-------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| Living room | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Dining room | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Kitchen | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 2 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 3 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 4 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Other rooms (please specify)

Curtains/blinds

| | | | | | |
|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| Hall, stairs and landing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Living room | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Dining room | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Kitchen | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 3 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 4 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Other rooms (please specify)

6 Light fittings

Notes: 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"/> | <input type="checkbox"/> | |
| Living room | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Dining room | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |



| | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| Kitchen | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 2 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 3 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 4 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <i>Other rooms (please specify)</i> | | | | | |
| | | | | | |

7 Fitted units

Notes: 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"/> | <input type="checkbox"/> | |
| Living room | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Dining room | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Kitchen | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Bedroom 4 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <i>Other rooms (please specify)</i> | | | | | |
| | | | | | |

8 Outdoor area

| | Included | Excluded | None | Price | Comments |
|-----------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|----------|
| Garden furniture | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Garden ornaments | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Trees, plants, shrubs | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |



| | | | | | |
|----------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| Barbecue | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Dustbins | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Garden shed | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Greenhouse | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Outdoor heater | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Outside lights | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Water butt | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Clothes line | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Rotary line | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Other items (please specify)

9 Television and telephone

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

Other items (please specify)

10 Stock of fuel

| | Included | Excluded | None | Price | Comments |
|-------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|----------|
| Oil | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Wood | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Liquefied Petroleum Gas (LPG) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Other items (please specify)



11 Other items

Other items (please specify)

Signature: Shoab Raza
Dated: 25/03/2024 15:46:43

Each seller should sign this form.

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

The data used to create this document was last updated on **25/03/2024 15:43:28**.

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Everyone else: <https://www.hipla.co.uk/digital-legal-pack?property=8666>

