Material Information

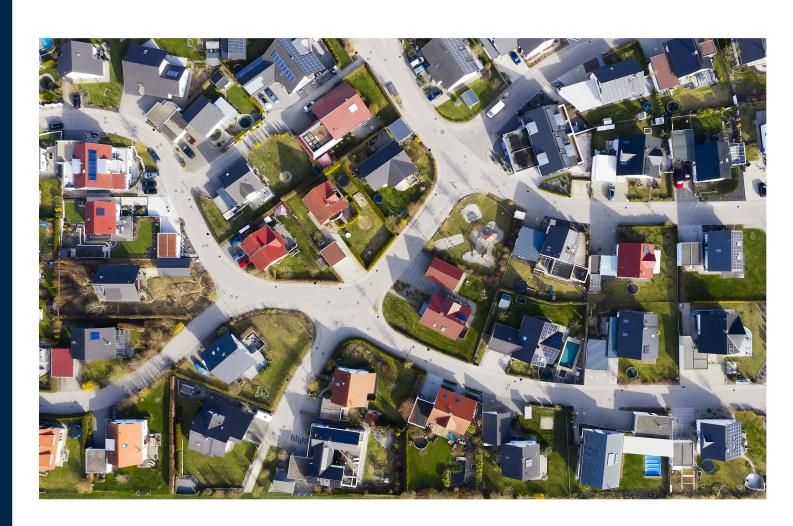
1 Cedar Court, Grove Road, Bristol, England, BS9 2RE

MARKETED BY

Northwood Bristol & Taunton

northwood

Material Information signed off by the vendor on September 29, 2025, at 8:31 AM.





Part A Material Information

Property Information

Address Line 11 Cedar CourtAsking Price£ 260,000Address Line 2Grove RoadPrice TypeTBCAddress Line 3Coombe DingleCouncil Tax BandC

Town/CityBristol, City ofCouncil tax annual charge£ 2,296.79PostcodeBS9 2RELocal authorityBristol, City ofUPRN18860

Tenure Information - Part 1

Is your property freehold, leasehold, shared ownership or commonhold?

Leasehold

What is the end date of your lease? (DD/MM/YYYY)

01/01/2974

Applied for lease extension?

No

Applied to buy freehold?

Nc

Applied to vary the terms of the lease?

No

How much ground rent is due each year?

£ 30

Does your lease say that the ground rent increases?

Nο

Does the lease require you to pay service charges?

Yes

Have you paid service charges?

Yes

From

01/10/2024

То

30/09/2025

How much was your last annual service charge?

£ 1,455

Is there a budget or known amount for the service charge this year?

No

How frequently are the payments due?

Quarterly



Tenure Information - Part 2

Do you have to pay any additional charges relating to the property (apart from council tax, utility charges, etc.), for example, payments to a management company or other person?

No

Do you have to pay anything towards the costs of maintaining access roads or footpaths?

No





HM Land Registry data

Title number

AV16799

Tenure

Leasehold

Length of lease

999 years from 1 January 1975

Ground rent

£15 rising to £60

Title number

BL28840

Tenure

Freehold

Energy Performance Certificates



Score	Energy rating				Current	Potential		
92-100	A							
81-91		В						
69-80			С					◀ 78 C
55-68				D				
39-54					Ε		◀ 54 E	
21-38						F		
1-20						G		

Additional EPC Data

Main fuel	electricity (not community)	Window	Fully double glazed Electric storage heaters	
Wall	Cavity wall, as built, no insulation (assumed)	Main heating		
Roof	(another dwelling above)	Hot water	Electric immersion, off-peak	





Ge	ne	ral	N	۸t	29

TBC



Part B Material Information

Physical characteristics of property

Build typeFlatBuild formOtherBedrooms2Bathrooms1Reception rooms1OtherTBCOutdoor spaceTBC

Floor area 65 square metres

Roof description(another dwelling above)Windows descriptionFully double glazed

Glazed area Normal

Glazed type double glazing installed during or after 2002
Walls description Cavity wall, as built, no insulation (assumed)

What construction type or materials have been used in Brick and block

the property?

Utilities

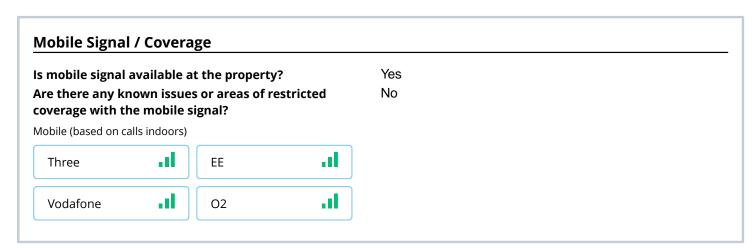
Mains Electricity Yes **Solar Panels TBC** Wind turbine **TBC** Does the property have any other sources of electricity? **TBC** Yes **Mains water** Yes Is the supply metered? **TBC Private water supply TBC** If private water supply, please give details: Yes Mains sewerage **TBC** Septic tank **TBC** Cesspool **TBC** Small sewage treatment plant Electricity Heating If Other, please specify **TBC** No **Mains Gas**

Heating descriptionElectric storage heatersHot water descriptionElectric immersion, off-peak

Additional information TBC







Parking	
Is off-road parking available?	Yes
Please specify the type of parking available	Garage, Driveway
Is a permit required for on-road parking?	No
Does the property have an electric vehicle (EV) charging point?	No

General Notes TBC



Part C Material Information

Additional Property Information

Floors / StoriesTBCFlood riskVery lowYear builtTBCConservation areaNot known

Building Safety

Are you aware of any defects or hazards at the property that might lead to a fire or a structural failure?

No

Restrictions and rights - Part 1

Is the property listed?

Nο

Are there restrictive covenants?

Yes

Are there tree preservation orders?

No

Have the terms of the order been complied with?

TBC

Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)?

Not known

Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a shared driveway, a boundary or drain?

Not known

Has anyone taken steps to prevent access to the property or complained about or demanded payment for access to the property?

No

Rights of light?

No

Rights of support from adjoining properties?

No



Restrictions and rights - Part 2

Other people's rights to mines and minerals under the land?

No

Chancel repair liability?

Nο

Other people's rights to take things from the land (such as timber, hay or fish)?

No

Do you know if there are any other rights or arrangements affecting the property? This includes any rights of way.

No

Do any drains, pipes or wires serving the property cross any neighbour's property?

No

Do any drains, pipes or wires leading to any neighbour's property cross the property?

Not known

Is there any agreement or arrangement about drains, pipes or wires?

Not known

Flood and Coastal Erosion Risk

What is the flood risk for the area around the property?

Low risk for surface water

Very low risk or unlikely for other causes of flooding.

Has any part of the property (buildings, surrounding garden or land) ever been flooded?

No

Are there any defences to prevent flooding installed at the property?

No

If the property is near the coast, is there any known risk of coastal erosion affecting the property?

Not applicable

Outstanding building work or approvals

Are you aware of any breaches of planning permission conditions or building regulations consent conditions, unfinished work or work that does not have all necessary consents?

No

Are there any planning or building control issues to resolve?

No



Notices and proposals

Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby?

No

Are you aware of any plans or proposals to develop property or land nearby?

No

Are you aware of any proposals to make alterations to or change the use of buildings nearby?

No

Accessibility

(a) Step free access from the street to inside the property (e.g. ramps / lifts)

No

(b) Wet room / level access shower?

No

(c) Lateral living (entrance level living accommodation)?

Νo

(d) Other accessibility adaptations?

No

If yes, please give details

TBC

Coalfield or Mining Area

Is the property impacted by coal mining?

No

General Notes

TBC



Planning Applications

On-site Planning Applications

No planning application found

It appears there are no records of planning applications for this property.



Nearby Planning Applications

Planning reference number 24/04295/VC

Address 25 Pitchcombe Gardens Bristol

Postcode BS9 2RH

URL Click here to view

Distance (m) 30

Description T1 - Lawson Cypress - Fell.

Decision - Decision date -

Planning reference number 25/13154/VP

Address Coombe Lea Pitchcombe Gardens Bristol

Postcode BS9 2RH

URL Click here to view

Distance (m) 79

Description T4 - Copper Beech - Crown reduce by 3-4m. (TPO 275)

Decision - Decision date -

Planning reference number 25/13155/VC

Address Coombe Lea Pitchcombe Gardens Bristol

Postcode BS9 2RH

URL <u>Click here to view</u>

Distance (m) 79

Description T1 & T2 - Macrocarpa x 2 - Fell. T3 - Multistemmed Leylandii - Fell.

Decision date -

Planning reference number 25/12174/VC

Address 2 Pitchcombe Gardens Bristol

Postcode BS9 2RH

URL <u>Click here to view</u>

Distance (m) 79

Description T1 - Cypress - Reduce by roughly 3m and trim lateral growth.

Decision - Decision date -