

Material Information

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

MARKETED BY

**Northwood Bristol &
Taunton**



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



Part A Material Information

Property Information

Address Line 1	1 Cedar Court	Asking Price	£ 260,000
Address Line 2	Grove Road	Price Type	TBC
Address Line 3	Coombe Dingle	Council Tax Band	C
Town/City	Bristol, City of	Council tax annual charge	£ 2,296.79
Postcode	BS9 2RE	Local authority	Bristol, City of
UPRN	18860		

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?

No

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?

No

Does the lease require you to pay service charges?

Yes

Have you paid service charges?

Yes

From

01/10/2024

To

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

1 CEDAR COURT GROVE ROAD BS9 2RE BRISTOL		Energy rating E	
Valid until 30/10/2023			
Property Type	Flats/Maisonettes		
Total floor area	65 square metres		

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

Additional EPC Data

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

General Notes

TBC

Part B Material Information

Physical characteristics of property

Build type	Flat
Build form	Other
Bedrooms	2
Bathrooms	1
Reception rooms	1
Other	TBC
Outdoor space	TBC
Floor area	65 square metres
Roof description	(another dwelling above)
Windows description	Fully 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 the property?	Brick and block

Utilities

Mains Electricity	Yes
Solar Panels	TBC
Wind turbine	TBC
Does the property have any other sources of electricity?	TBC
Mains water	Yes
Is the supply metered?	Yes
Private water supply	TBC
If private water supply, please give details:	TBC
Mains sewerage	Yes
Septic tank	TBC
Cesspool	TBC
Small sewage treatment plant	TBC
Heating	Electricity
If Other, please specify	TBC
Mains Gas	No
Heating description	Electric storage heaters
Hot water description	Electric immersion, off-peak
Additional information	TBC

Broadband Type / Speeds

Is broadband available at the property?

Yes

Broadband type
TBC

Type	Download	Upload
Standard	11 mbps	1 mbps

Mobile Signal / Coverage

Is mobile signal available at the property?

Yes

Are there any known issues or areas of restricted coverage with the mobile signal?

No

Mobile (based on calls indoors)

Three



EE



Vodafone



O2



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 / Stories	TBC	Flood risk	Very low
Year built	TBC	Conservation area	Not 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?

No

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?

No

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)?

No

(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 [Click here to view](#)
Distance (m) 79
Description T1 & T2 - Macrocarpa x 2 - Fell. T3 - Multistemmed Leylandii - Fell.
Decision -
Decision date -

Planning reference number 25/12174/VC
Address 2 Pitchcombe Gardens Bristol
Postcode BS9 2RH
URL [Click here to view](#)
Distance (m) 79
Description T1 - Cypress - Reduce by roughly 3m and trim lateral growth.
Decision -
Decision date -