Material Information

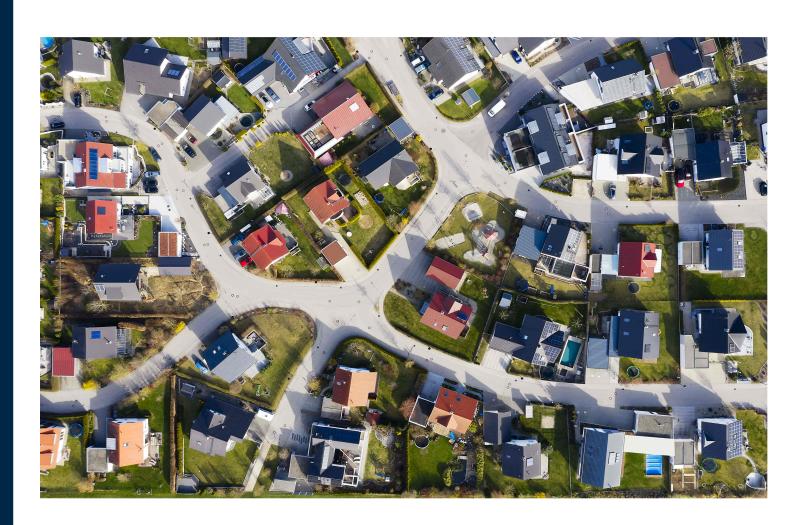
310 Airpoint, Skypark Road, Bristol, Bedminster, BS3 3NG

MARKETED BY

Northwood Bristol & Taunton

northwood

Material Information signed off by the vendor on October 9, 2025, at 11:17 AM.





£ 175,000

TBC

Α

Part A Material Information

Property Information

Address Line 1310 AirpointAsking PriceAddress Line 2Skypark RoadPrice TypeAddress Line 3TBCCouncil Tax Band

Town/CityBristol, City ofCouncil tax annual chargeTBCPostcodeBS3 3NGLocal authorityBristol, City of

UPRN 305509

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)

31/12/3005

Applied for lease extension?

Nο

Applied to buy freehold?

No

Applied to vary the terms of the lease?

No

How much ground rent is due each year?

£ 250

Does your lease say that the ground rent increases?

Νo

Does the lease require you to pay service charges?

Yes

Have you paid service charges?

Yes

From

TBC

То

TBC

How much was your last annual service charge?

£ 1,717

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

TBC

Energy Performance Certificates



Score	Energy rating						Current	Potential
92-100	А							
81-91		В					◀ 84 B	◀ 85 B
69-80			С					
55-68				D				
39-54					E			
21-38						F		
1-20						G		

Additional EPC Data

Main fuel	electricity (not community)	Window	Fully double glazed	
Wall	System built, as built, insulated (assumed)	Main heating	Room heaters, electric	
Roof	(another dwelling above)	Hot water	Electric immersion, off-peak	
KOOI	(another awelling above)		on-peak	

General Notes

TBC



Part B Material Information

Physical characteristics of property

Build typeFlatBuild formOtherBedrooms1Bathrooms1Reception rooms1OtherTBCOutdoor spaceTBC

Floor area 42 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 System built, as built, insulated (assumed)

What construction type or materials have been used in Not known

the property?

Utilities

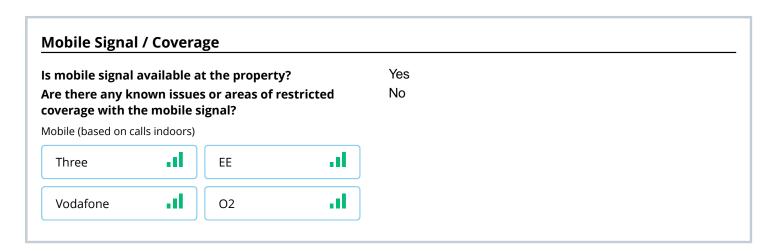
Mains Electricity Yes **Solar Panels TBC** Wind turbine **TBC** Does the property have any other sources of electricity? **TBC** Yes **Mains water** Nο Is the supply metered? **TBC Private water supply TBC** If private water supply, please give details: Yes Mains sewerage **TBC** Septic tank **TBC**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

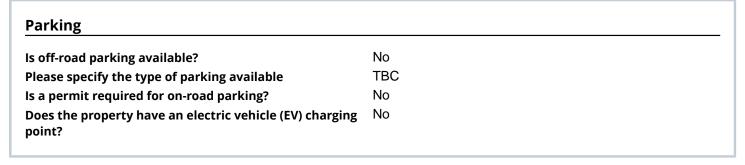
Heating descriptionRoom heaters, electricHot water descriptionElectric immersion, off-peak

Additional information TBC



Broadband Type / Speeds Is broadband available at the property? Yes **Broadband type** TBC Туре **Download Upload** Standard 16 mbps 1 mbps Superfast 70 mbps 20 mbps Ultrafast 1800 mbps 1000 mbps





General Notes			
TBC			



Part C Material Information

Additional Property Information

Floors / Stories TBC Flood risk Very low

Year built TBC Conservation area No

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?

No

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?

Nc

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?

Not known

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?

Not known

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?

No

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)

Yes

(b) Wet room / level access shower?

No

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

Yes

(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 25/11953/NMA

Address 96 - 98 West Street Bedminster Bristol

Postcode BS3 3LR

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

Distance (m) 108

Description Application for a Non-material Amendment Following a Grant of Planning

Permission 22/01630/FB Full planning application for 7 no. x 1-bed, 1-person flats (Use Class C3). Non-Material Amendment sought for removal of roof lights to North East Elevation (Clifton Street), removal of guttering and duplex dormer window to South West Eevation and addition of boundary gutter and

larger roof light to South West Elevation.

Decision date -

Planning reference number 24/04272/COND

Address 96 - 98 West Street Bedminster Bristol

Postcode BS3 3LR

URL Click here to view

Distance (m) 108

Description Application for approval of details reserved by condition 3 of permission

22/01630/FB Full planning application for 7 no. x 1-bed, 1-person flats (Use

Class C3).

Decision - Decision date -

Planning reference number 25/11083/HX

Address 76 West Street Bedminster Bristol

Postcode BS3 3LL

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

Distance (m) 114

Description Notification of Prior Approval for the erection of a single storey rear extension

that would exceed beyond the rear wall of the original house by 6 metres, have a maximum height of 3 metres and have eaves that are 2.5 metres high.

Decision -

Decision date -

Planning reference number 25/12031/H

Address 76 West Street Bedminster Bristol

Postcode BS3 3LL

URL Click here to view

Distance (m) 120

Description Erection of a single-storey rear extension, which would extend beyond the rear

wall of the original house by 5.20m

Decision - Decision date -

Coadjute