

Material Information

15 Crawford Avenue

Date Completed

March 16, 2025

Disclaimer

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs) necessitate estate and letting agents to provide 'Material Information' so that consumers can make an informed decision when they buy or let a property.

This form has been completed by the seller. The seller may be the owner or owners, or a representative with the necessary authority to sell the property (e.g. executor or attorney) or be selling in some other capacity. The form should be read as though the questions were being answered by the seller.

Under the Consumer Protection Regulations 2008 both the seller and agent must disclose anything, within their knowledge, that could affect the transactional decision of the average consumer. This form runs in line with the Consumer Protection Regulations 2008 and as such it has been completed as wholly, truthfully and accurately as possible and in good faith and to the best of the sellers knowledge. It does not form part of any offer or contract.

If there are any changes which alter the information provided, we will update this form as soon as possible. You should verify all information by inspection or with your solicitor prior to exchanging contracts. Nothing within the material information constitutes a survey or legal advice and it should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities.

Selling Situation

Reason for selling? Upsizing

Is the sale of the property subject to a grant of probate? No

Is the property subject to a tenancy? No

Is the property being sold chain free? No

Are you going be buying a new home? Yes

Have you found a property to buy? No

Tenure

Council tax band D

Is the title to your property registered at HM Land Registry? Yes

What tenure is the property? Leasehold

How many years are left on the lease? 136

Do you also have a share in the freehold that you are selling? No

Current annual ground rent? 394.16

Is there a ground rent review in the lease? Yes

Please provide details of the review period and next review? 2038

Current annual service charge? 1900

Is there a reserve or sinking fund? No

Shared Ownership

Is your current property shared ownership? No

Property Details

What type of property are you selling? Flat/Apartment/Maisonette

What floor is the property located on? 1st

Is any part of the property located above or below a commercial premises? No

When was the property built? 2008

When did you purchase the property? 2022

Does the property contain anything that could impact the ability to get a mortgage/insurance on the property? No - there are no known concerns

Are there any shared or communal areas or facilities? Yes

If so, please provide details? Communal hallways and staircases

Does the property have double glazed windows? Full

Do you have a loft? No

Looking away from the rear of the property, which fences belong to this property? No Fences

Utilities

How is Electricity supplied to the property? Mains supply

When was the property last rewired? 2008

Where is the fuse board located? Hallways storage cupboard

How is Water supplied to the property? Mains supply

Is the Water supply metered? Yes

How is sewerage dealt with at the property?	Public Sewer
What is the PRIMARY source of ROOM heating?	Electric room heaters / storage heaters
When was the heating system last serviced / maintained?	Unknown
What is the PRIMARY source of WATER heating?	Electric - mains
Are there any communal heating or cooling systems at the property?	Yes
Is there control over who the energy provider is?	No
Can the heating be turned on or off in the property?	Yes
Can the temperature of the heating be changed in the property?	Yes
How is the cost of the heating supply charged?	Through the service charge

Broadband

For an indication of specific speeds, supply and coverage at the property, we recommend visiting the online Ofcom checker.

What type of Broadband connection does the property have?	FTTC - Fibre to the Cabinet then copper to the property
Does the property have a single dedicated broadband supplier where the owner is unable to change their broadband provider?	No

Mobile Coverage

For an indication of specific speeds, supply and coverage at the property, we recommend visiting the online Ofcom checker.

Are there any restrictions related to mobile phone signal or coverage at the property?	None known
---	------------

Parking

Is there parking available at the property?	Yes
What are the parking arrangements for the property	Communal car park - 1 allocated space
Where is the parking located in relation to the property?	outside below the master bedroom window
Is there any dedicated disabled parking available?	No

Does the property have an Electric Vehicle (EV) charging point installed? No

Are there any costs associated with the parking (e.g. permits, service charge)? No

Known Building Safety Issues

If there are any known reported issues, there may potentially be considerable costs of repair or remediation, which can sometimes be in the thousand or tens of thousands of pounds.

Is the property affected by a potentially flammable external wall system (including cladding)? No

Is the property affected by the integrity of building materials used in construction (e.g. asbestos)? Not believed to be

Is the property affected by risk of collapse (e.g. damaged roof or structural failures)? Not believed to be

Is there wooden decking present at the property? This could be, but not limited to, garden decking, raised areas, balconies, steps. No

Is the property affected by lack of Emergency lighting where required? No

Is the property affected by Insufficient fire/smoke alarm systems? No

Has spray foam insulation been installed at the property? No

Has the property ever been subject to subsidence or structural faults? No

Is the property of standard construction? Standard Construction

Are there any other known building safety issues? No

Have there been any structural alterations, extensions, significant repairs or renewals to the property? (e.g. loft or garage conversions, removal of internal walls/chimneys, installation of rolled steel joists (RSJ) or change of use). No

Restrictions

We recommend instructing your solicitor to check the title register to provide you guidance on any restrictive covenants, easements and rights.

Is the property on a private road? No

Is the property in a conservation area? No

Is the property a listed building?	No
Is the property affected by a tree preservation order?	No
Is the property subject to any restrictions on permitted development such as Article 4 restrictions on change of use?	None known
Is the Property subject to any Restrictive Covenants or lease restrictions?	Yes
Please give details of these restrictive covenants or lease restrictions	<p>Not to park caravans etc 25. Not to park leave or deposit or allow to be parked left or deposited on any part of the Development and the Estate any caravan or other house on wheels or boat or any commercial vehicle trailer commercial or industrial machinery or any unroadworthy or untaxed vehicle or wrecked machinery whatsoever. User 1. Not to use the Property or any part thereof for any illegal or immoral purpose or for any purpose from which a nuisance can arise to the Owners or occupiers of the other Apartments or the Development and not to carry on therein any trade or business of any kind. Laminated etc floors 20.1 Not to install or have in any part of the Property any wood laminate or other type of hard floor covering of any nature which could potentially cause a nuisance by noise to other residents in the Building unless the same is laid on a good quality acoustic underlay designed to prevent or dampen noise and otherwise laid so as to be independent of the structure of the Building to the intent that no nuisance or annoyance shall be caused to other residents in the Building by the use of the Property with any such floor covering 20.2 Not to install or have in any part of the Property any ceramic and/or stone tiles with the exception of bathrooms en-suite bathrooms cloakrooms and kitchens subject to the same being installed by a competent trades person ensuring that the tiles are not in contact with the surrounding walls of the room in which the tiles are laid. Alterations 11. Not at any time without the approval in writing of the Lessor first obtained except (if such approval shall be granted) in accordance with plans and specifications previously approved by the Lessor and to the Lessor's reasonable satisfaction and in compliance with all relevant local authority regulations and requirements to make any alteration or addition whatsoever in the plan external construction 31 1297673-1 height walls timbers elevations or architectural appearance thereof nor to cut or remove the main walls or timbers of the Property unless for the purpose of repairing and making good any defect therein not to do or suffer in or upon the Property any wilful or voluntary waste or spoil Planning Act 12. Not to do or permit or suffer to be done any act matter or thing on or in respect of the Property which contravenes the provisions of the Town and Country Planning Act 1990 and the conditions of any planning permission relating to the Property and to keep the Lessor indemnified against all claims demands and liabilities in respect thereof</p>

Rights and Easements

We recommend instructing your solicitor to check the title register to provide you guidance on any restrictive covenants, easements and rights.

Is your Property subject to any of the following Public rights of way – Footpaths?	Unknown
Is your Property subject to any of the following Public rights of way – Restricted byways ?	Unknown
Is your Property subject to any of the following Public rights of way – Bridleways	Unknown
Is your Property subject to any of the following Public rights of way – Byways open to all traffic	Unknown

Is the Property subject to any rights or easements that could impact a buyer's general use of the property/land? Unknown

Is your Property subject to any Easements (Rights) in favour of someone else. Examples would be rights of way; access for maintenance/repairs etc. Unknown

Flood Risk

Are there any flooding or sea defences at the Property? No

Are there any known issues with obtaining insurance products for the Property due to Flood risks? No

Has the property been flooded within the past five years? Unknown

Coastal Erosion Risk

Is there a known risk of coastal erosion affecting the Property or its boundary? Unknown

Is the Property subject to any costs for maintenance or repair of any sea defences? Unknown

Planning Permission or proposal for development

We recommend visiting the relevant local authority website for updates on planning applications and larger developments.

Are you aware of any planning permission or proposal for development, construction or change of use that will affect the Property or its immediate locality including any obstructions to views? No

Property accessibility/adaptations

Have there been any adaptations to the Property to provide easier access to and within the Property? Unknown

Coalfield and Mining areas

Is the Property known to be on a coalfield or directly impacted by the effect of any other mining activity? No

Are there any other issues related to the local environment that a potential buyer should be aware of, including issues related to radon gas, quarrying or fracking, that affect the property? No

Other

Are you aware of anything else that could impact the enjoyment, entail unexpected charges, or affect the general use of the property?

No