# **Material Information**

agent MATE.INFO

Mark Hart Real Estate Ltd

128 , Bellenden road peckham London, Se26 4dj

**Date Completed** 

September 1, 2024

# 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.

The form has been completed by the owner and should be read though as if the questions were being answered by the owner.

Under the Consumer Protection Regulations 2008 both the owner 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 owners 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 (if applicable) 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.

#### **Tenure/Council Tax**

Council tax band	D
Property Details	
What is the type of property?	House - Terraced
Is any part of the property located above or below a commercial premises?	No
When was the property built?	Not known
When did you purchase the property?	1996
Does the property contain anything that could impact the ability to get a mortgage/insurance on the property?	Unknown

Are there any shared or communal areas or facilities?	No
Does the property have double glazed windows?	Full
Does the property have a loft?	No
Looking away from the rear of the property, which fences belong to this property? (Choose all that apply)	Right
Utilities	
How is Electricity supplied to the property? (Choose all that apply)	Mains supply
When was the property last rewired?	Not known
Where is the fuse board located?	Inside
How is Water supplied to the property?	Mains supply
Is the Water supply metered?	No
How is sewerage dealt with at the property?	Public Sewer
property:	
What is the PRIMARY source of ROOM heating?	Gas central heating - mains
What is the PRIMARY source of	Gas central heating - mains Not known
What is the PRIMARY source of ROOM heating? When was the central heating system	
What is the PRIMARY source of ROOM heating? When was the central heating system installed? What type of boiler does the property	Not known
What is the PRIMARY source of ROOM heating? When was the central heating system installed? What type of boiler does the property have?	Not known Combi boiler
What is the PRIMARY source of ROOM heating? When was the central heating system installed? What type of boiler does the property have? Where is the boiler located? When was the heating system last	Not known Combi boiler Boiler room

# **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?

#### **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 None known mobile phone signal or coverage at the property?

### Parking

Is there parking available at the No property?

#### **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)	No
Is the property affected by risk of collapse (e.g. damaged roof or structural failures)	No
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 No safety issues?

Have there been any structural No 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).

## **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?	Yes
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?	No
Is the Property subject to any Restrictive Covenants or lease restrictions?	Unknown

## **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<br/>following Public rights of way –<br/>Footpaths?UnknownIs your Property subject to any of the<br/>following Public rights of way –<br/>Restricted byways ?UnknownIs your Property subject to any of the<br/>following Public rights of way –<br/>Restricted byways ?Unknown

Is your Property subject to any of the Unknown following Public rights of way – Byways open to all traffic

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

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

## **Flood Risk**

Are there any flooding or sea<br/>defences at the Property?NoAre there any known issues with<br/>obtaining insurance products for the<br/>Property due to Flood risks?No

Has the property been flooded within No the past five years?

## **Coastal Erosion Risk**

Is there a known risk of coastal Unknown erosion affecting the Property or its boundary? Unknown for maintenance or repair of any sea defences?

#### **Planning Permission or proposal for development**

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

Unknown

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?

#### **Property accessibility/adaptations**

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

# **Coalfield and Mining areas**

Is the Property known to be on a coalfield or directly impacted by the effect of any other mining activity?	Unknown
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?	Unknown

## Other

Are you aware of anything else that No could impact the enjoyment, entail unexpected charges, or affect the general use of the property?

