



# Law Society Property Information Form

## (5<sup>th</sup> edition) (2024)

**Note:** Please read the *Explanatory Notes for Sellers and Buyers* before completing this form

### Full names of the seller(s)

Please state full names of the seller(s) of the property.

Individual seller(s) complete (a) and (b). If the seller is a company, complete (c)

(a) Name of seller(s) if individual(s)

These are the person or persons named as the owner on the HM Land Registry title or on the deeds by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation.

1	First name	Amanda
	Middle name(s)	Rachel
	Last name	Bailey

2	First name	
	Middle name(s)	
	Last name	

3	First name	
	Middle name(s)	
	Last name	

4	First name	
	Middle name(s)	
	Last name	

(b) Please provide details of the capacity in which you are providing information for the sale.

Please tick one:

- Seller(s)
- Seller's personal representative
- Attorney(s)
- Trustee(s)

(c) Name of seller if a company

Company name	<input type="text"/>
Company number	<input type="text"/>
Director/authorised person	<input type="text"/>
Country of incorporation	<input type="text"/>

When did you become the owner of, or get authority to sell, the property? (DD/MM/YYYY)

## Property being sold

Enter the full address

Address line 1	<input type="text" value="Y Gadlas"/>
Address line 2	<input type="text" value="Bryn Hyfryd Farm"/>
Address line 3	<input type="text"/>
Town / City	<input type="text" value="Chwilog"/>
Postcode	<input type="text" value="LL53 6SF"/>

What is the UPRN (Unique Property Reference Number) of the property?

To find the UPRN go to: <https://www.findmyaddress.co.uk/search>

## Seller's solicitor

Enter the details of your solicitor's firm:

Name of solicitor's firm	Martin and Associates
Address line 1	Bank Place 33 High Street
Address line 2	Pwllheli Gwynedd LL53 5RT
Address line 3	
Town / City	Pwllheli
Postcode	LL53 5RT
Contact name	Martin and Associates
Email	lisa@lawmn.com
Reference number	P8016

### About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for both the marketing of your property and the conveyancing process.

**Part 1** provides the material information needed by estate agents to start marketing your property.

Material information is explained in the National Trading Standards Estate and Letting Agency Team's guidance to estate agents, ***Material Information in Property Listings (Sales)***, so that property listings comply with the Consumer Protection from Unfair Trading Regulations 2008.

Some of the information in Part 1 will also be needed by your solicitor for the conveyancing process.

**Part 2** asks supplementary questions, providing additional information which may be relevant for your property and is needed for the conveyancing process.

### Instructions to the seller

- The answers should be prepared by the person or persons named as owner on the deeds or HM Land Registry title or by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation. If there is more than one seller, you should prepare the answers together, or if only one seller prepares the form, the other(s) should check the answers given, and all sellers should then sign the form.

- You should answer the questions as accurately as you can from your own knowledge (or, in the case of legal representatives, you or the owner). You are not expected to have expert knowledge of legal or technical matters or matters that occurred prior to your ownership of the property, or information that can only be obtained by carrying out surveys, local authority searches or other enquiries.
- It is very important that your answers are truthful. If you give incorrect or incomplete information to the buyer (on this form or otherwise in writing or in conversation, whether through your estate agent or solicitor or directly to the buyer), a prospective buyer may make a claim for compensation from you or refuse to complete the purchase.
- If you become aware of any information which would alter any replies you have given, you must inform your solicitor immediately. This is as important as giving the right answers in the first place. You should not change any arrangements concerning the property (such as with a tenant or neighbour) and affecting the information you have given without consulting your solicitor first.
- If you do not know the answer to any question, you must say so. If you are unsure of the meaning of any questions or answers, please ask your solicitor. Completing this form is not mandatory, but omissions or delays in providing information may affect the sale.
- Please give your solicitor any letters, agreements, or other papers which help answer the questions. The buyer will want the originals, where you have them, in due course, for example, guarantees. If you are aware of any material or information which you are unable to supply with the answers, tell your solicitor. If some of the documentation is lost, you may need to obtain copies at your own expense. You should also pass on promptly to your solicitor any notices or other information you have received concerning the property, and any that arrive at any time before completion of the sale. If you are not sure if a notice is relevant to the sale, ask your solicitor.

#### Instructions to the buyer

- If, separately from this form, you receive any information about the property (in writing or in conversation, whether direct from the seller or through an estate agent or solicitor or directly to you) on which you wish to rely when buying the property, you should tell your solicitor.
- The seller will only be able to tell you about matters they know. They may not have knowledge of legal or technical matters or the contents of reports. You should not expect the seller to have knowledge of, or give information about, matters prior to their ownership of the property. To obtain up-to-date information about these matters you must make your own enquiries and investigations or arrange for them to be carried out for you. Your solicitor will help you decide which searches you need when buying the property to provide you with the most up-to-date information.
- If you are obtaining a mortgage, please remember that the inspection carried out on behalf of your lender is not a survey but only a valuation for the lender's purposes. To satisfy yourself as to the physical and structural condition of the property, you should instruct a surveyor to carry out a survey for you. Even if the seller has guarantees or other documents relating to these aspects of the property, the seller is not giving any warranty of the condition of the property, and this is not included in the conveyancing work by your solicitor.

## Definitions

**'Access roads'** means any private road(s) giving access from the property to a public highway.

**'Alterations'** means work intended to change the function or appearance of a place or property.

**'Building work'** means any work listed in **Regulation 3(1)** of the **Building Regulations 2010** and as amended in Wales since 2014.

**'Buyer'** means all buyers together where the property is being bought by more than one person.

**'Commonhold'** is a form of ownership for multi-occupancy developments. Each unit-holder owns the freehold of their home, and a commonhold or residents' association owns and manages the common parts of the property.

**'Commonhold community statement'** means a document which makes provision in relation to specified land for (a) the rights and duties of the commonhold association, and (b) the rights and duties of the unit-holders.

**'Commonhold unit'** means a commonhold unit specified in a commonhold community statement.

**'Consent'** means approval for matters affecting **freehold** title (for example a restrictive covenant) or leasehold title (such as for alterations).

**'Freehold'** means you own the property and the land it sits on.

**'Flooding'** means any case where land not normally covered by water becomes covered by water.

**'Leasehold'** means you do not own the land the property stands on. A lease is an agreement between you and the owner of the freehold or of another lease. The lease sets out what you can and cannot do as a leaseholder.

**'Listed property'** means a property of special architectural or historic interest as "listed" in the **National Heritage List for England** and the **National Historic Assets of Wales**.

**'Planning documents'** means any planning permissions, building regulations approvals and completion certificates or planning orders or documents.

**'Property'** includes all buildings and land within its boundaries.

**'Restrictive covenant'** means clause(s) in deed(s) or lease(s) that limits what the owner of the land or lease can do with the property.

**'Sale contract'** means the legal contract between the buyer and seller for the purchase/sale of the property. It is a legal document and once the contract is exchanged it is legally binding on all parties.

**'Searches'** includes reports in relation to a variety of matters covering topics such as local, planning and environmental.

**'Seller'** means all sellers together where the property is owned by more than one person.

**'Shared ownership'** means you buy a share in a property with an organisation such as a housing association, to whom you will pay rent on the part you don't own. Most homes purchased through shared ownership are leasehold.

**'Solicitor'** includes, for the purposes of this form, 'conveyancer' as defined by HM Land Registry Practice Guide 67.

# TA6 PART 1

## PART A MATERIAL INFORMATION

### 1. Council Tax

What Council Tax band is the property in?

Band

### 2. Asking price

What is the asking price of the property you are selling?

£ 299,000

### 3. Tenure, ownership and charges

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

Please tick all that apply.

Note: Some freehold properties may have land or property that is also leased.

If you have a combination of tenures, please speak to your solicitor.

Freehold  Leasehold  Shared ownership  Commonhold

If 'Freehold', please go to question 3.17 and do not answer questions 3.2–3.16.

If 'Leasehold', please go to question 3.4 and do not answer questions 3.2–3.3.

If 'Commonhold', please go to question 3.13 and do not answer questions 3.2–3.12.

#### Shared ownership

Note: Information about shared ownership is available at: <https://www.gov.uk/shared-ownership-scheme>

#### 3.2 What share of the property do you own?

%

#### 3.3 How much rent do you pay each year for the remaining share of the property?

£  / year

## Leasehold / Shared ownership

**Note:** Information about leasehold property is available at: <https://www.gov.uk/leasehold-property>. You will need a copy of your lease to answer these questions. If you do not have a copy of your lease, ask your solicitor for help.

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

3.5 Have you applied to the landlord:

(a) for an extension of the lease?

 Yes  No

(b) to buy the freehold?

 Yes  No

(c) to vary the terms of the lease?

 Yes  No

If Yes to any question in 3.5(a)–(c), please provide details of when you applied and whether the application has been accepted:

## Ground rent

3.6 How much ground rent is due each year?

 £ / year

3.7 Does your lease say that the ground rent increases?

 Yes  No

If Yes, please give details of the next increase (date, frequency, amount):  
If you don't have your lease, then your solicitor will be able to obtain a copy.

(a) Date of next increase: (DD/MM/YYYY)

(b) Frequency of increase:

(c) Amount you will pay after the increase (if known):

 £

(d) How is the increase calculated?

## Service charges

**Note:** Your lease should set out the way the service charge is organised and what can be charged. Service charges are usually for the maintenance and upkeep of the property, including common areas and gardens. Further information is available at: <https://www.gov.uk/leasehold-property/service-charges-and-other-expenses>

**3.8 Does the lease require you to pay service charges?**

Yes  No

(a) Have you paid service charges?

Yes  No

**If No to both question 3.8 and 3.8(a), please continue to question 3.17 and do not answer questions 3.9–3.16**

**3.9 Please give the dates of your last annual service charge (DD/MM/YYYY)**

From: \_\_\_\_\_ To: \_\_\_\_\_

**3.10 How much was your last annual service charge?**

£ \_\_\_\_\_

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

Yes  No

If Yes, please provide any relevant documents, such as a service charge bill.

Attached  To follow

**3.12 How frequently are the payments due?**

Please tick the appropriate box:

Monthly  Six monthly  
 Quarterly  Annually

## Commonhold

**3.13 Please provide a copy of the commonhold community statement.**

Attached  To follow

**3.14 How many units are there in the commonhold?**

\_\_\_\_\_

**3.15 How much does your unit pay annually under the commonhold assessment?**

£ \_\_\_\_\_

**3.16 Does the commonhold have a reserve fund?**

Yes  No

How much does your unit pay annually into the reserve fund?

£ \_\_\_\_\_

## Other charges

**Note:** Question 3.17 refers to charges other than those payable under a lease. If the property is freehold, there can be additional charges, for example, payments to a management company or other person for the use of a private drainage system.

3.17 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?

Yes  No

If Yes, please give details:

3.18 How much is due annually for these other charges?

£

## Access roads and footpaths

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

Yes  No

If Yes, please give details of who payments are made to:

3.20 How much is due annually towards these costs?

£

## PART B MATERIAL INFORMATION

### 4. Physical characteristics of the property

#### 4.1 Is the property a house, bungalow, flat or maisonette?

<input checked="" type="checkbox"/> House	<input type="checkbox"/> Bungalow
<input type="checkbox"/> Flat	<input type="checkbox"/> Maisonette

#### 4.2 If a house or bungalow, is it detached, semi-detached, terraced or end of terrace?

<input checked="" type="checkbox"/> Detached	<input type="checkbox"/> Semi-detached
<input type="checkbox"/> Terraced	<input type="checkbox"/> End of terrace

#### 4.3 What construction type or materials have been used in the property?

**Note:** This list is not exhaustive but may include, for example, brick and block, steel framed, timber framed, thatched, prefabricated. If you are unsure about the construction type or materials used, please say 'not known'.

Brick and block.

#### 4.4 How many rooms does the property have?

Bedrooms	<input type="text" value="3"/>
Bathrooms	<input type="text" value="1"/>
Reception rooms	<input type="text" value="1"/>
Other	<input type="text" value="2"/>

If Other, please specify: Garage and kitchen

### 5. Utilities and services

#### 5.1 Which of the following services are connected to the property?

Electricity:  Mains  Solar panels  Wind turbine  Other

If Other, please specify:

Water:  Mains (metered)  Mains (unmetered)  Private water supply

If private water supply, please give details:

**Sewerage:**  Mains sewerage  Septic tank  Cesspool  
 Small sewage treatment plant

**Heating:**  Mains gas  Electric  Oil  LPG  Biofuel  
 Ground source heat pump  Air source heat pump  Other

If Other, please specify:

## 5.2 Which of the following services are available at the property?

**Broadband:**  Yes  No

Broadband type is available here: <https://www.openreach.com/fibre-checker>  
Broadband coverage is available here: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile signal:**  Yes  No

Mobile signal coverage is available here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

Yes  No

If Yes, please give details:

## 6. Parking

### 6.1 Is off-road parking available?

For example, is there a garage, allocated space or driveway?

Yes  No

Please specify the type of parking available

Garage and driveway

### 6.2 Is a permit required for on-road parking?

For example, is the property in a controlled parking zone or within a local authority residents' parking scheme?

Yes  No

### 6.3 If a permit is required, what is the current annual charge?

£

### 6.4 Does the property have an electric vehicle (EV) charging point?

Yes  No

If Yes, please specify the make and its location:

## PART C MATERIAL INFORMATION

### 7. Building Safety

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

Yes  No

**Note:** This could include, for example, integrity of building materials used in construction of the property (e.g. asbestos, cladding), structural hazards (damaged roofs, balconies), or non-operative fire/smoke alarm systems.

If Yes, please give details:

Please note, one of the dairy barns requires repair to the roof.

7.2 If Yes, have urgent or essential works been recommended?

Yes  No

(a) Are there any proposals for these works to be carried out?

Yes  No

(b) Have these works been carried out?

Yes  No

If Yes, please provide further details and/or relevant documents.

Attached  To follow

### 8. Restrictions

#### Conservation area

8.1 Is the property (or any part of it) in a conservation area?

Yes  No  
 Not sure

If Yes, please supply a copy of any relevant documents:

Attached  To follow

## Listed buildings

### 8.2 Is the property (or any part of it) listed?

To check the list, go to:

England: <https://historicengland.org.uk/listing/the-list/>

Wales: <https://cadw.gov.wales/advice-support/cof-cymru/search-cadw-records>

Yes  No

### 8.3 If Yes, what grade is the listing?

Grade I  Grade II\*  Grade II

If Yes, please provide a copy of any relevant documents, e.g. notice of listing, letter from local authority confirming listing

Attached  To follow

## Restrictive covenants

**Note:** To answer this question, you will need a copy of your registered title document (if your title is registered at HM Land Registry) or your deeds (if it is not registered). If you don't have them, ask your solicitor.

### 8.4 Does your title contain any restrictive covenants affecting the use of the property?

Yes  No

Please provide a copy of your title and any other relevant documents

Attached  To follow

## Tree preservation orders

### 8.5 Are any trees on your property subject to a Tree Preservation Order?

Information about tree preservation orders is available at:

<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

Yes  No

Not sure

(a) Have the terms of the order been complied with?

Yes  No

Not sure

(b) Please provide a copy of any relevant documents.

Attached  To follow

## 9. Rights and informal arrangements

**Note:** Rights and arrangements may relate to access or shared use. They may also include rights to mines and minerals, manorial rights, chancel repair, and similar matters. If you are uncertain about whether a right or arrangement is covered by this question, please ask your solicitor.

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

Yes  No  
 Not known

If Yes, please give details:

Shared driveway with the neighbouring farmhouse.

**9.2 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?**

Yes  No  
 Not known

If Yes, please give details:

Reasonable and fair costs for the maintenance of the shared driveway/access.

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

Yes  No

If Yes, please give details:

[Redacted]

**9.4 Do you know if any of the following rights benefit the property:**

(a) Rights of light?

Yes  No

(b) Rights of support from adjoining properties?

Yes  No

(c) Customary rights (e.g. rights deriving from local traditions)?

Yes  No

**9.5 Do you know if any of the following arrangements affect the property:**

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

(b) Chancel repair liability?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If Yes, please give details:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If Yes, please give details:

**Services crossing the property or neighbouring property**

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Not known	

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Not known	

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Not known	

If Yes, please supply a copy or give details:

<input type="checkbox"/> Attached	<input type="checkbox"/> To follow
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## 10. Flood risk

**Note:** Flooding may take a variety of forms: it may be seasonal, irregular or simply a one-off event. The property does not need to be near a river or coast for flooding to occur.

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

Information about the long-term flood risk for the area around the property is available at:  
<https://www.gov.uk/check-long-term-flood-risk>

Very low risk for flooding from river, sea or surface water/small watercourses.

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

Yes  No

(a) When did the flooding take place? (MM/YYYY)

(b) Which parts flooded?

(c) What type of flooding took place?

Ground Water	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Sewer flooding	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Surface water	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Coastal flooding	<input type="checkbox"/> Yes	<input type="checkbox"/> No
River flooding	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If Yes, please give details:

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

Yes  No

If Yes, please give details:

## Coastal erosion

Note: Information about how coastal erosion is being managed in an area is available at:  
<https://www.gov.uk/check-coastal-erosion-management-in-your-area>

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

Yes  No  
 Not applicable

Please give details:

Checked website link above, not applicable - no units within 2km of postcode.

## 11. Outstanding building work or approvals

11.1 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?

Yes  No

If Yes, please give details:

A static caravan was sited next to the property in breach of the planning conditions for no caravans to be sited within the curtilage of the property. This has now been removed.

11.2 Are there any planning or building control issues to resolve?

Yes  No

If Yes, please give details:

See above.

## 12. Notices and proposals

12.1 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?

Yes  No

If Yes, please give details:

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

Yes  No

If Yes, please give details:

Plan to develop land detailed as lot 4. The land is currently sold subject to contract to William Homes.

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

Yes  No

If Yes, please give details:

## 13. Accessibility

Does the property have:

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

Yes  No

(b) Wet room / level access shower?

Yes  No

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

Yes  No

(d) Other accessibility adaptations?

Yes  No

If Yes to 13(a)–(d) please give details:

## 14. Coalfield or mining area

Note: Information about finding out if a property is affected by coal mining is available at: <https://www.gov.uk/check-if-property-is-affected-by-coal-mining> Your solicitor will also be able to help you with this information.

Are you aware of the property being on a past or present coalfield or directly impacted by the effect of other mining activity?

Yes  No

## TA6 PART 2

**Note:** The *Leasehold Information Form (TA7)* has additional questions for leasehold properties that will need to be completed.

### 15. Boundaries

**Note:** If the property is leasehold, section 15 or parts of it (questions 15.1 and 15.2) may not apply.

**15.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:**

(a) on the left?	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input checked="" type="checkbox"/> Not known
(b) on the right?	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input checked="" type="checkbox"/> Not known
(c) at the rear?	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input checked="" type="checkbox"/> Not known
(d) at the front?	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input checked="" type="checkbox"/> Not known

**15.2 If the boundaries are irregular, please indicate ownership by written description or by reference to a plan:**

Attached  To follow

See attached title plan.

**15.3 Are you aware of any boundary feature having been moved in the last 10 years or during your period of ownership if longer?**

Yes  No

If Yes, please give details:

Title number CYM820379 was removed from this title and created a new boundary around Bryn Hyfryd farmhouse.

**15.4 During your ownership, has any adjacent land or property been purchased by you?**

Yes  No

If Yes, please give details:

15.5 Does any part of the property or any building on the property overhang or project under the boundary of the neighbouring property or road, for example, cellars under the pavement, overhanging eaves or covered walkways?

Yes  No

If Yes, please give details:

Unknown

15.6 Has any notice been received under the Party Wall etc. Act 1996 in respect of any shared/party boundaries?

Yes  No

If Yes, please supply a copy and give details of any works carried out or agreed:

Attached  To follow

Unknown

## 16. Disputes and complaints

16.1 Have there been any disputes or complaints about your property or a property nearby?

Yes  No

If Yes, please give details such as when this took place and who was involved:

16.2 Are you aware of anything that might lead to a dispute about your property or a property nearby?

Yes  No

If Yes, please give details:

16.3 Do any neighbours or members of the public have the right to enter your property?

Yes  No

If Yes, please give details:

## 17. Alterations, planning and building work

**Note to seller:** All relevant approvals and supporting paperwork referred to in this form, such as listed building consents, planning permissions, building regulations consents, and completion certificates, should be provided. If you have had works carried out, you should produce the documentation authorising this. Copies may be obtained from the relevant local authority website. Competent Person Certificates may be obtained from the contractor or the scheme provider (e.g. FENSA or Gas Safe Register). Further information about Competent Person Certificates can be found at: <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised>

**Note to buyer:** If any alterations or improvements have been made since the property was last valued for council tax, the sale of the property may trigger a revaluation. This may mean that following completion of the sale, the property will be put into a higher council tax band. Further information about council tax valuation can be found at:  
<http://www.gov.uk/government/organisations/valuation-office-agency>

### 17.1 Have you made or are you aware that any of the following changes have been or are being made to the property (including the garden)?

Please provide plans and details of any consents that were granted. If you are unsure, please ask or consult your solicitor.

(a) Installing replacement windows, roof windows, roof lights, glazed doors since 1 April 2002

Yes  No

(b) Adding an extension

Yes  No

(c) Adding a conservatory

Yes  No

(d) Loft conversion

Yes  No

(e) Garage conversion

Yes  No

(f) Removal of internal walls

Yes  No

(g) Adding insulation

Yes  No

(h) Other building works or changes to the property

Yes  No

### 17.2 If Yes to any of the questions in 17.1(a)–(h), please give details of the work and the date it was carried out, or state not known:

See enclosed planning permission dated 25.02.2011 – the application for the conversion of Y Gadla's.

(a) Is this work completed?

Yes  No

If No, please give details:

If Yes to any of the questions in 17.1(a)–(h) and if the work was undertaken during your ownership of the property:

(b) Did you get planning permissions, building regulations approvals and completion certificates?

Yes  No

(c) Please supply copies of the planning permissions, building regulations approvals and completion certificates.

Attached  To follow

If you are not sure which documents are relevant, ask your solicitor for help.

(d) If planning permissions, building regulations approvals and completion certificates were not required, explain why:

For instance, if the work was exempt from building regulations or permitted development rights applied.

Information about permitted development is available at:

<https://www.gov.uk/guidance/when-is-permission-required>

Information about building regulations is available at:

<https://www.gov.uk/building-regulations-approval/when-you-dont-need-approval>

The work was undertaken during the deceased owners lifetimes. This is a probate sale.

17.3 Is any part of the property used exclusively for non-residential purposes?

Yes  No

If Yes, please give details and supply a copy of any relevant documents:

Attached  To follow

Some of the farm buildings are used for agricultural purposes by neighbouring farmers under a grazing licence.

17.4 Have solar panels been installed at the property?

Solar panels include any solar photovoltaic (PV) system

Yes  No

If No to question 17.4, please continue to question 18 and do not answer questions 17.4(a)–(l)

(a) Which year were the solar panels installed? (YYYY)

(b) Do you own the solar panels outright?

Yes  No

(c) Has a long lease of the roof / air space been granted to a solar panel provider? A typical long lease may last 20 to 25 years.

Yes  No

If Yes, please supply a copy of the lease agreement.

Attached  To follow

(d) Do you have a maintenance agreement in place for the solar panels?

Yes  No

If Yes, please supply a copy of the agreement.

Attached  To follow

(e) Is there a battery for storing solar power?

Yes  No

If Yes, please provide the make, model and storage capacity in kWh of the battery:

(f) Do the solar photovoltaic (PV) cells feed into the National Grid?

Yes  No

(g) Is there a Feed-in Tariff (FIT) or Smart Export Guarantee (SEG) in place?

Yes  No

If Yes, please supply a copy of the agreement.

Attached  To follow

(h) Please provide a copy of the electricity bill showing the credit paid for the generation

Attached  To follow

(i) Please provide details of the procedure for assigning the benefit of the FIT or SEG agreement on completion of the purchase to the purchaser.

Attached  To follow

(j) Are the panels installed so they are not above the highest part of the roof (excluding the chimney) and project no more than 200mm from the roof slope or wall surface?

Yes  No

(k) Please provide a copy of the building regulations completions certificate or compliance certificate for the installation of the panels and generator.

Attached  To follow

(l) Is the roof of the property sufficient to meet the requirements of the additional weight of the PV cells installed?

Yes  No

If Yes, please provide us with the surveyor's calculations showing the structural adequacy of the roof frame.

Attached  To follow

## 18. Consent

**Do you have consent for any matters that need permission in your deeds?**

Yes  No

Not sure

Check with your solicitor that all necessary consents in your deeds have been received. If you are not sure if permission is needed, ask your solicitor as soon as it is practical.

Please give details:

## 19. Guarantees and warranties

**Note to seller:** All available guarantees, warranties and supporting paperwork should be supplied before exchange of contracts.

**Note to buyer:** Some guarantees only operate to protect the person who had the work carried out or may not be valid if their terms have been breached. You may wish to contact the company to establish whether it is still trading and, if so, whether the terms of the guarantee will apply to you.

### 19.1 Does the property benefit from any of the following guarantees or warranties? If Yes, please supply a copy.

(a) New home warranty (e.g. NHBC or similar)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(b) Damp proofing

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(c) Timber treatment

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(d) Windows, roof lights, roof windows or glazed doors

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(e) Electrical work

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(f) Roofing

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(g) Heating system

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(h) Underpinning

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(i) Insulation

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(j) Other (please state):

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

19.2 Have any claims been made under any of these guarantees or warranties?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If Yes, please give details:

## 20. Insurance

20.1 Do you insure the property?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

If No, who insures the property?

20.2 Have you ever had difficulty obtaining insurance for the property?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If Yes, please give details:

20.3 Has your property insurance ever been subject to special conditions?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If Yes, please give details:

20.4 Have you made any buildings insurance claims?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

If Yes, please give details:

Roof repair to Y Gadlas barn conversion and one of the dairy barns in 2024 following storm damage.

## 21. Occupiers

21.1 Do you live at the property?

Yes  No

21.2 Does anyone else, aged 17 or over, live at the property?

Yes  No

(a) Please state the full names of any occupiers (other than yourself) aged 17 or over:

1 First name  
  
Middle name(s)  
  
Last name

2 First name  
  
Middle name(s)  
  
Last name

3 First name  
  
Middle name(s)  
  
Last name

4 First name  
  
Middle name(s)  
  
Last name

(b) Are any of the occupiers who are aged 17 or over (other than yourself) tenants or lodgers?

Yes  No

21.3 Is the property being sold with vacant possession?

When buying or selling a property, 'vacant possession' means it will be empty of all occupiers and emptied of anything not contracted to remain on the day of completion e.g. all possessions, furniture and rubbish.

Yes  No

21.4 Have all the occupiers aged 17 or over agreed to sign the sale contract?

Yes  No

21.5 If the property is not being sold with vacant possession, please provide details of all occupiers and copies of their tenancy agreements.

Attached  To follow

## 22. Connection to services

22.1 Please give details for each of the services that are connected to the property:

### Mains electricity

Provider's name      Scottish Power  
Location of meter  
MPAN number      N709J03429

### Mains gas

Provider's name      N/A  
Location of meter  
MPRN number

### Mains water

Provider's name      Welsh Water  
Location of stopcock  
Location of meter (if any)      In the yard near the farmhouses

### Mains sewerage

Provider's name

### Small sewage treatment plant

Provider's name  
Make / model  
Service provider's name

### Telephone

Provider's name      Unknown

### Broadband

Provider's name      BT

### Ground and air source heat pumps

Provider's name

N/A

Make / model

Service provider's name

If there are any 'Other' services listed in question 5.1, please give details:

## Electricity

**Note:** If the seller does not have the certificate requested below, this can be obtained from the relevant Competent Person Scheme. Further information about Competent Person Schemes can be found at: <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised>

**22.2 Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?**

If Yes, please state the year it was tested and provide a copy of the test certificate.

Yes  No

Attached  To follow

**22.3 Has the property been rewired or had any electrical installation work carried out since 1 January 2005?**

If Yes, please supply one of the following:

(a) a copy of the signed BS7671 Electrical Safety Certificate

Attached  To follow

(b) the installer's Building Regulations Compliance Certificate

Attached  To follow

(c) the Building Control Completion Certificate

Attached  To follow

## Heating

**22.4 How is the property heated?**

Please tick all that apply

Mains gas  Oil  Heat pumps  
 Liquid gas  Electricity  Underfloor  
 Woodburning / multi-fuel stove  Other

(a) When was the boiler installed? (DD/MM/YYYY)  Date  Not known

(b) When was the heating system installed? (DD/MM/YYYY)  Date  Not known

(c) Please supply the installation documentation  
e.g. Gas Safe Register or CORGI certificates for gas  
boilers and compliance certificates (e.g. HETAS) for other appliances.  Attached  To follow

(d) Is the boiler/heating system in good working order?  Yes  No

(e) In what year was the boiler/heating system last  
serviced/maintained?  Year  Not known

(f) Please supply a copy of the inspection report.  Attached  To follow  
 Not available

(g) If there is more than one heating system, please attach  
answers to 22.4(a)–(f) separately  Attached  To follow

## Drainage and sewerage

**Note:** General information about discharges to surface water and groundwater and environmental permits can be found at: <https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>

**Note:** Information about planning permission, building regulations, general binding rules, and permits governing septic tanks, sewage treatment plants, and cesspools can be found at: [www.gov.uk/permits-you-need-for-septic-tanks](https://www.gov.uk/permits-you-need-for-septic-tanks)

### 22.5 Is the property connected to mains:

(a) foul water drainage?  Yes  No  Not known

(b) surface water drainage?  Yes  No  Not known

### 22.6 Is sewerage for any part of the property provided by:

(a) a septic tank?  Yes  No

(b) a sewage treatment plant?  Yes  No

(c) cesspool?  Yes  No

If your answer is Yes to any question in 22.6(a)–(c), please answer questions 22.7–22.14 below. Otherwise continue to question 23.

### 22.7 When was the system installed? (MM/YYYY)

Month/Year

22.8 When was the sewerage system last replaced or upgraded? (MM/YYYY)  Month/Year

22.9 If a cesspool, when was the container last emptied? (MM/YYYY)  Month/Year

22.10 If the property is served by a sewage treatment plant, when was the treatment plant last serviced? (MM/YYYY)  Month/Year

22.11 Does the sewerage system discharge to the ground or to surface water?   Ground  Surface water

22.12 If the sewerage system discharges to the ground, does it have an infiltration system?   Yes  No

22.13 Is the use of the sewerage system shared with other properties? If Yes, how many properties share the system?   Yes  No  
 Properties share

22.14 Is any part of the sewerage system, or the access to it, outside the boundary of the property? If Yes, please supply a plan showing the location of the system and how access is obtained.   Yes  No  
 Attached  To follow

## 23. Environmental matters

### Energy efficiency

**Note:** An Energy Performance Certificate (EPC) is a document that gives information about a property's energy usage. Further information about EPCs can be found at: <https://www.gov.uk/buy-sell-your-home/energy-performance-certificates>

23.1 Please supply a copy of the EPC for the property   Attached  To follow

23.2 Have any installations in the property been financed under the Green Deal scheme?   Yes  No

If Yes, please give details of all installations and supply a copy of your last electricity bill.   Attached  To follow

## Japanese knotweed

**Note:** Please see the *Explanatory Notes for Sellers and Buyers* for further information about Japanese knotweed.

23.3 Is the property, or an area adjacent to or abutting the boundary, affected by Japanese knotweed?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Not known	

If Yes, please state whether there is a Japanese knotweed management and treatment plan in place and supply a copy with any insurance cover linked to the plan.

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Not known	
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

## Radon

**Note:** Radon is a naturally occurring inert radioactive gas found in the ground. Some parts of England and Wales are more adversely affected by it than others. Remedial action is advised for properties with a test result above the 'recommended action level'. Further information about Radon can be found at: <https://www.gov.uk/government/collections/radon>

23.4 Has a Radon test been carried out on the property?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If Yes:

(a) please supply a copy of the report

<input type="checkbox"/> Attached	<input type="checkbox"/> To follow
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(b) was the test result below the 'recommended action level'?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

23.5 Were any remedial measures undertaken on construction to reduce Radon gas levels in the property?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Not known	

## 24. Transaction information

24.1 Is this sale dependent on the seller completing the purchase of another property on the same day?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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24.2 Does the seller have any special requirements about a moving date? If Yes, please give details:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

24.3 Will the sale price be sufficient to repay all mortgages and charges secured on the property?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> No mortgage	

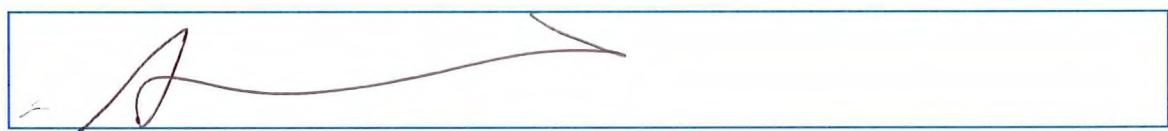
#### 24.4 Will the seller ensure that:

- (a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?  Yes  No
- (b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?  Yes  No
- (c) reasonable care will be taken when removing any other fittings or contents?  Yes  No
- (d) keys to all windows and doors and details of alarm codes will be left at the property or with the estate agent?  Yes  No

### 25. Additional information

If there is any further information about any of your answers on this form, please provide them below and/or supply additional documents.

Attached  To follow

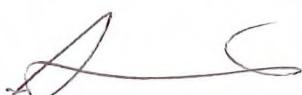


Please tick to confirm:

I/We have considered the answers given on this form carefully and understand they will be relied upon by the buyer.

Each seller should sign this form.

Signed:



Dated: 22/01/2020

Signed:

Dated:

Signed:

Dated:

Signed:

Dated: