Material Information

41, Skimmingdish Lane, Bicester, Oxfordshire, England, OX27 8UW

MARKETED BY

Breckon & Breckon

30, Market Square, Bicester, OX26 6AG

Material Information signed off by the vendor on December 13, 2025, at 9:46 AM.



Part A Material Information

Property Information

Address Line 141 Skimmingdish LaneAsking PriceTBCAddress Line 2TBCPrice TypeTBCAddress Line 3TBCCouncil Tax BandB

Town/CityCherwellCouncil tax annual charge£ 1,916.34PostcodeOX27 8UWLocal authorityCherwellUPRN10011874241

Tenure Information

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

Freehold

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

If yes, please give details:

Management fee includes water costs

How much is due annually for these other charges?

£ 625

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

No

HM Land Registry data

Title number

ON108830

Tenure

Freehold

Title number

ON368505

Tenure

Other

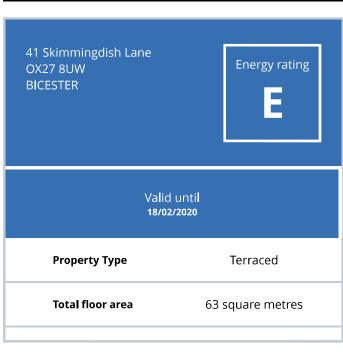
Length of lease

TBC

Ground rent

TBC

Energy Performance Certificates





Additional EPC Data

Main fuel	mains gas - this is for backwards compatibility only and should not be used
Wall	Cavity wall, as built, no insulation (assumed)
Roof	Pitched, 150 mm loft insulation

Window	Fully double glazed	
Main heating	Boiler and radiators, mains gas	
Hot water	From main system	

General Notes	
TBC	

Part B Material Information

Physical characteristics of property

Build type House

Build form End of terrace

Bedrooms2Bathrooms1Reception rooms1OtherTBC

Outdoor space102 square metresFloor area64 square metres

Roof description Pitched, 150 mm loft insulation

Windows description Fully double glazed

Glazed area Normal

Glazed type double glazing installed before 2002

Walls description Cavity wall, as built, no insulation (assumed)

What construction type or materials have been used in Brick

the property?

Utilities

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

Heating description Boiler and radiators, mains gas

Hot water description From main system

Additional information TBC

Broadband Type / Speeds

Is broadband available at the property?

Yes

Broadband type TBC

Туре	Download	Upload
Standard	3 mbps	0.4 mbps
Ultrafast	1800 mbps	220 mbps

Mobile Signal / Coverage

Is mobile signal available at the property?

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

Yes No

Parking

Is off-road parking available?

No

Please specify the type of parking available

Communal

Is a permit required for on-road parking?

No

Does the property have an electric vehicle (EV) charging

, No

point?

General Notes

TBC

Part C Material Information

Additional Property Information

Floors / StoriesTBCFlood riskVery lowYear builtTBCConservation areaNot known

Building Safety

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

Yes

If yes, please give details:

No smoke alarms

If Yes, have urgent or essential works been recommended?

No

Restrictions and rights - Part 1

Is the property listed?

No

Are there restrictive covenants?

No

Are there tree preservation orders?

NC

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)?

Νo

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?

Νo

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?

TBC

Rights of support from adjoining properties?

TBC

Restrictions and rights - Part 2

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

Nc

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.

Nc

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

TBC

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

TBO

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

TBC

Flood and Coastal Erosion Risk

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

TBC

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?

Nc

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

(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

Accessibility

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

No planning application found

It appears there are no records of planning applications for this property.