

#### **Material Information Certificate**

#### Address

Source: HM Land Registry

96 Forest RoadColchesterEssex

**CO4 3RA** 

UPRN: 100090451990

**EPC** 

Energy Performance Certificate

We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

### **NTS Part A**

Guide price <u>29</u> £175,000

**Tenure** 

Source: HM Land Registry

Leasehold

Absolute Leasehold

Tenure marketed as: Leasehold

Local council

Source: Valuation Office Agency

Ouncil Tax band: A

Lease length

Source: HM Land Registry

95 years remaining

Started in 1994 with a lease of 125 years

Ground rent

Provided by vendor

😕 £10 a year

Not subject to increase

Service charge

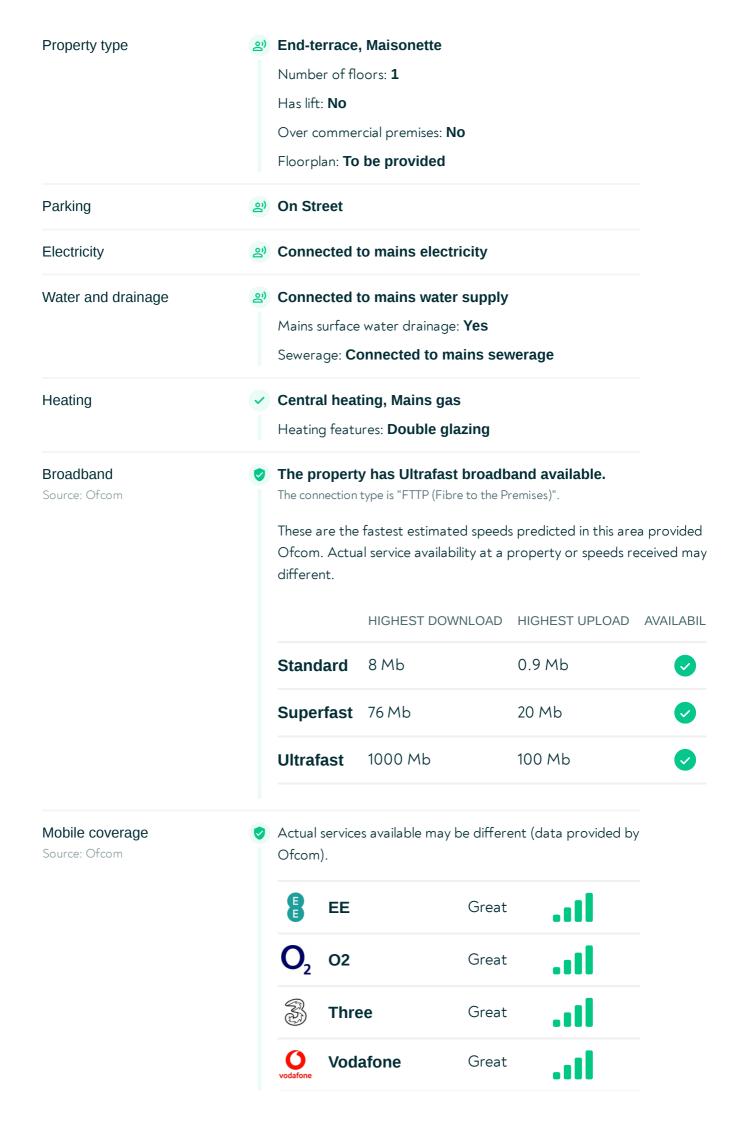
200 a year

### **NTS Part B**

Rooms 😀 Bedrooms: 2

Bathrooms: **1**Receptions: **1** 

Construction Standard construction



# **NTS Part C**

Building safety issues	e) No
Restrictions Source: HM Land Registry	▼ Title EX505500 contains restrictions or restrictive covenants. Here is a summary but a property lawyer can advise further: - A restriction stating that when one owner wants to transfer ownership or mortgage the property, it cannot proceed without a court order unless both owners agree.
Rights and easements	Title EX505500 contains beneficial rights or easements. Here is a summary but a property lawyer can advise further:- The property benefits from rights and easements as specified in Part V of the Housing Act 1985 and includes legal easements granted by the lease. Public right of way through and/or across your house, buildings or land:
Flood risk	<ul> <li>Yes         River and sea flooding risk: Very Low; Surface water flooding risk: Medium; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely     </li> <li>History of flooding         No history of flooding has been reported.     </li> </ul>
Coastal erosion risk	No
Planning and development	No
Listing and conservation	e) No
Accessibility	2) None
Coalfield or mining	No coal mining risk identified  A mining risk (other than coal mining) has been identified  A potential non-coal mining risk has been identified (landslide hazard) - a detailed search report can help to determine the impact.



## Moverly has certified this data

Accurate as of 3 Oct 2024

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.

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