

Material Information Certificate

Address

Source: HM Land Registry

85 Downbank Avenue

Bexleyheath Bexley

DA76RT

UPRN: 100020205774

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

£375,000

Tenure

Source: HM Land Registry

Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 85 Downbank Avenue, Barnehurst, (DA7 6RT).

Title number K16982.

Absolute Freehold is the class of tenure held by HM Land Registry.

Tenure marketed as: Freehold

Local council

Source: Valuation Office Agency

Council Tax band: D

Authority: London Borough of Bexley

NTS Part B

Rooms

Bedrooms: 2

Bathrooms: 1

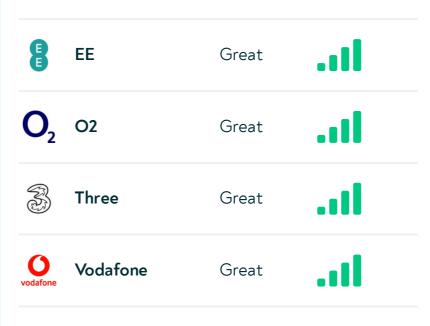
Receptions: 2

Construction	2) Standard	construction		
Property type		ched, Bungalow To be provided		
Parking	2) Driveway			
Electricity	2) Connected	d to mains electricity		
Water and drainage	Mains surf	d to mains water suppleted to mains	/es	
Heating		eating, Mains gas eatures: None		
Broadband Source: Ofcom	The connect These are provided to	The property has Ultrafast broadband available. The connection type is "FTTP (Fibre to the Premises)". These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property of speeds received may be different.		
		MAX DOWNLOAD	MAX UPLOAD AVAILABILITY	
	Standard	8 Mb	0.9 Mb	
	Superfas	t 80 Mb	20 Mb	
	Ultrafast	1000 Mb	220 Mb	

Mobile coverage

Source: Ofcom

Actual services available may be different (data provided by Ofcom).



NTS Part C

Building safety issues No Restrictions Title K16982 contains restrictions or restrictive covenants. Source: HM Land Registry Here is a summary but a property lawyer can advise further: - Only one dwelling-house with a garage and approved outbuildings may be built on the land. - Buildings must only be used as private homes, garages, or stables; no business or trade is allowed to be conducted. - No entitlement to easements or rights that interfere with the use of neighboring properties for building or other purposes. Rights and easements Public right of way through and/or across your house, buildings or land: No Flood risk No River and sea flooding risk: Very Low; Surface water flooding risk: Very Low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely History of flooding No history of flooding has been reported.

Coastal erosion risk		No
Planning and development	2)	No
Listing and conservation	2)	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 29 Nov 2024

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

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.