

# 17 Audley Rise

## National Trading Standards Compliance Certificate

17 Audley Rise Tonbridge, TN9 1XU

Kotini has gathered this property information and  
the sellers have confirmed it to be accurate as of:

**21/12/2024 14:19**



# Introduction

Estate agents are required to provide consumers with 'material information' in property listings to ensure they can make an informed decision when buying a property. Material information is information that the average person needs in order to make an informed transactional decision#basically, whether a buyer decides to enquire further, view, or buy a property.

The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, the information that National Trading Standards recommends agents provide has been summarised in this report for you to review.

If you have any questions about the information contained in this report, please contact your estate agent.



# Contents

- A Ownership
  - ↓ Council tax
  - Energy Performance Certificate
  - Type of construction
- 

- B Parking
  - ↓ Utilities
- 

- C Building safety
- ↓ Listing status
- Conservation
- Tree preservation orders
- Environmental issues
- Rights and informal arrangements
- Notices
- Accessibility adaptations

# Part A

Ownership

Council tax

Energy Performance Certificate

Type of construction

Part A contains the information considered material for all properties regardless of location. Expect to see in this section details of the ownership, e.g. Freehold, Leasehold, or something else, as well as anything that would directly impact a buyer financially, such as council tax, ground rent, service charges, or any additional costs associated with the property.



# Ownership - Freehold

**Title number**

K511641

---

**Tenure of the property**

Freehold

---

**Is the whole freehold being sold**

Yes

---

End of section



# Council tax

Council Tax band  
D

---

Annual Council Tax  
2266.15

---

Alterations affecting the Council Tax band  
No

---

End of section



# Energy Performance Certificate

**Date of inspection**

2024-12-18

---

**Certificate number**

2124-6141-0991-0312-8712

---

**Current Energy Performance rating**

C

---

**Potential Energy Performance rating**

B

---

End of section



# Type of construction

Property built with standard forms of construction

Yes

---

End of section

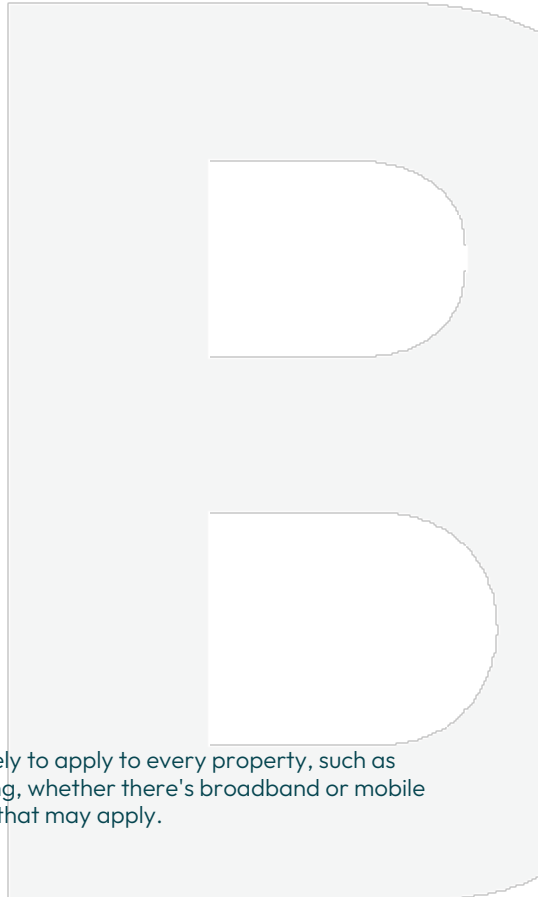


# Part B

Parking

Utilities

Part B contains property information that's likely to apply to every property, such as utilities (water, heating, electricity, etc.), parking, whether there's broadband or mobile coverage at the property and any restrictions that may apply.





# Parking

**Types of parking available**

Garage, Driveway, On Street

---

**Disabled parking available**

No

---

**Controlled parking in place**

No

---

**Electrical vehicle charging point at the property**

No

---

End of section



# Utilities

## ↓ Mobile coverage

Mobile signal issues at the property  
No

---

## ↓ Broadband

Broadband connection at the property  
FTTP (Fibre to the Premises)

---

## ↓ Water

Mains water connected to the property  
Yes

---

Is the mains water supply metered  
Yes

---

## ↓ Electricity

Other sources of electricity connected to the property  
No

---

Property connected to mains electricity  
Yes

---

Solar or photovoltaic panels installed at the property  
No

---

## ↓ Drainage

**Surface water drainage connected to the property**

Yes

---

**Mains foul drainage connected to the property**

Yes

---

## ↓ Heating

**Other heating features at the property**

Double glazing

---

**Type of heating system**

Central heating

---

**Central heating fuel**

Mains gas

---

**Is the heating system in good working order**

Yes

---

End of section

# Part C

Building safety

Listing status

Conservation

Tree preservation orders

Environmental issues

Rights and informal arrangements

Notices

Accessibility adaptations

Part C contains property information that may need to be disclosed if the property is impacted by it, such as building safety issues, planning permission issues, and environmental risks. Where a property is impacted, enquire with the agent for more details.



# Building safety

Building safety issues at the property

No

---

End of section



# Listing status

Listed building in England or Wales

No

---

End of section



# Conservation

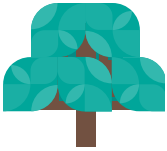
Located in a designated conservation area

No

---

End of section





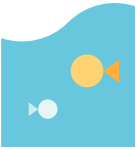
# Tree Preservation Orders

Tree preservation order in place

No

---

End of section



# Environmental issues

## ↓ Coal mining

Coal mining risk

No

---

## ↓ Flooding

Property flooded before

No

---

Property at risk of flooding

Yes

---

### Details of the flooding risk

Rivers and seas is low risk, Surface water is low risk. Property has never flooded and works have been carried out to further improve nearby flood defences.

---

## ↓ Other mining

Other mining risk

No

---

## ↓ Coastal erosion

Coastal erosion risk

No

---

End of section



# Rights and informal arrangements

Public right of way

No

---

End of section



# Notices

Neighbour development notice(s)

No

---

Planning application notice(s)

No

---

Required maintenance notice(s)

No

---

Listed building application notice(s)

No

---

Infrastructure project notice(s)

No

---

Party wall act notice(s)

No

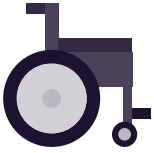
---

Other notices

No

---

End of section



# Accessibility adaptations

Accessibility adaptations at the property

No accessibility adaptations

---

End of section