



**BUYER  
INFORMATION  
PACK**

## **Introduction to this buyer information pack.**

This buyer information pack is designed to provide information for potential purchasers of:

### **1 Baldwin Close, BOGNOR REGIS, PO22 6RQ.**

In line with the Consumer Protection Regulations 2008, the information enclosed supports our details in providing the purchaser with as much relevant information as possible that may affect their buying decision.

This enforces commitment to providing the most complete and professional service for all our clients, whether buying or selling the property.

Although the information in this pack is designed to help, the information provided in the Property Information Questionnaire is from the seller of the property and we are unable to guarantee the accuracy.

Where the information has been sourced via company databases through Sprift as the aggregator, it is done so based on the property address and postcode. Whilst Sprift endeavour to keep the information up to date and correct, they offer no warranty.

Although this buyers information pack provides an overview for any interested parties, it does not and must not replace the usual checks that would be carried out by a potential purchasers' acting Solicitor.

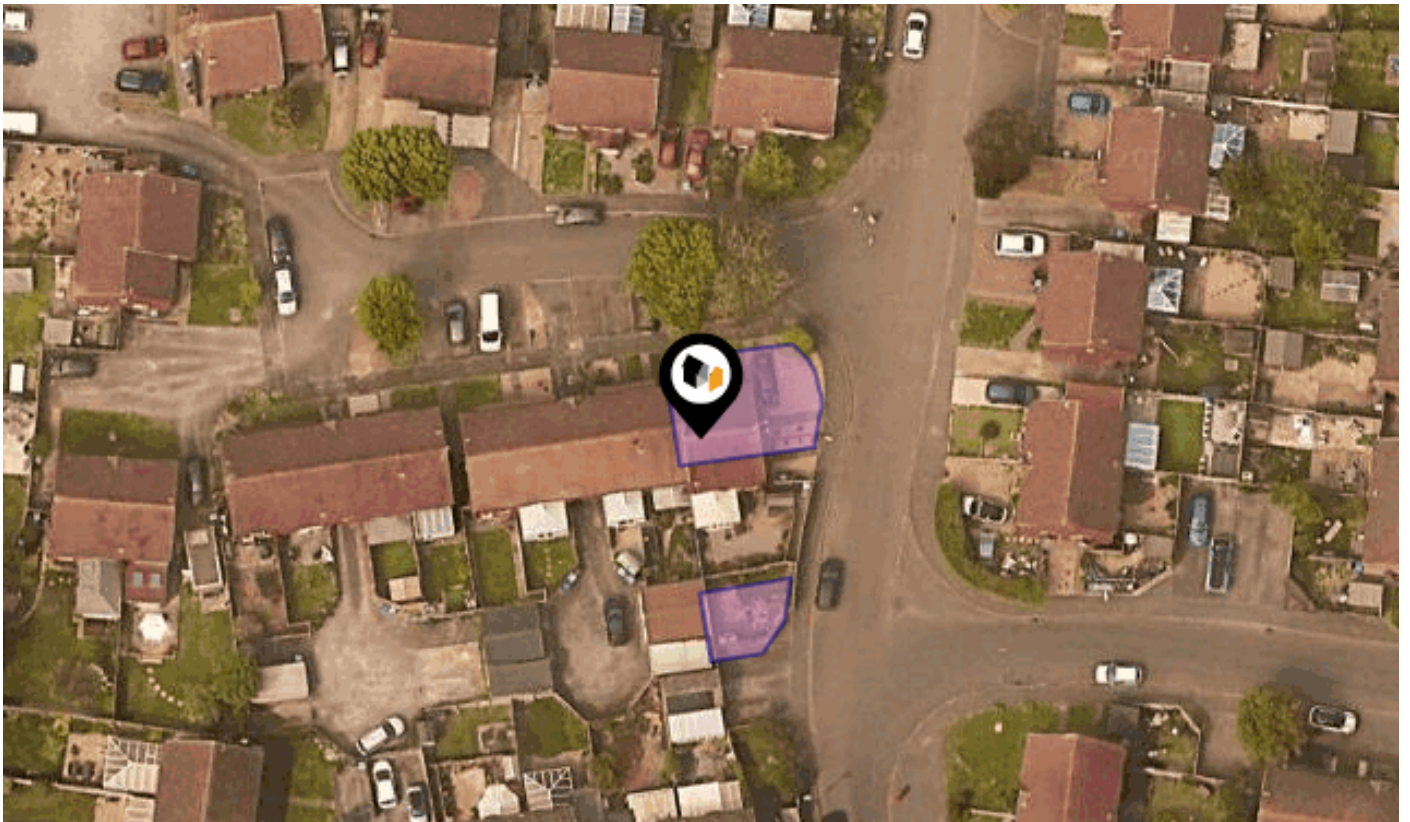


See More Online

# KPF: Key Property Facts

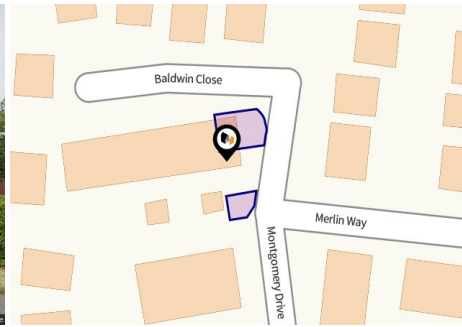
An insight into your property and the local area

Thursday 25<sup>th</sup> April 2024



**1, BALDWIN CLOSE, BOGNOR REGIS, PO22 6RQ**

# Property Overview



## Property

**Type:** Terraced  
**Bedrooms:** 1  
**Plot Area:** 0.04 acres  
**Year Built :** 1983-1990  
**Council Tax :** Band B  
**Annual Estimate:** £1,759  
**Title Number:** WSX75417  
**UPRN:** 100061688205

**Last Sold Date:** 20/09/2019  
**Last Sold Price:** £190,000  
**Last Sold £/ft<sup>2</sup>:** £405  
**Tenure:** Freehold

## Local Area

**Local Authority:** West sussex  
**Conservation Area:** No  
**Flood Risk:**  

- Rivers & Seas: Very Low
- Surface Water: Very Low

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

**Mobile Coverage:**  
 (based on calls indoors)


**Satellite/Fibre TV Availability:**

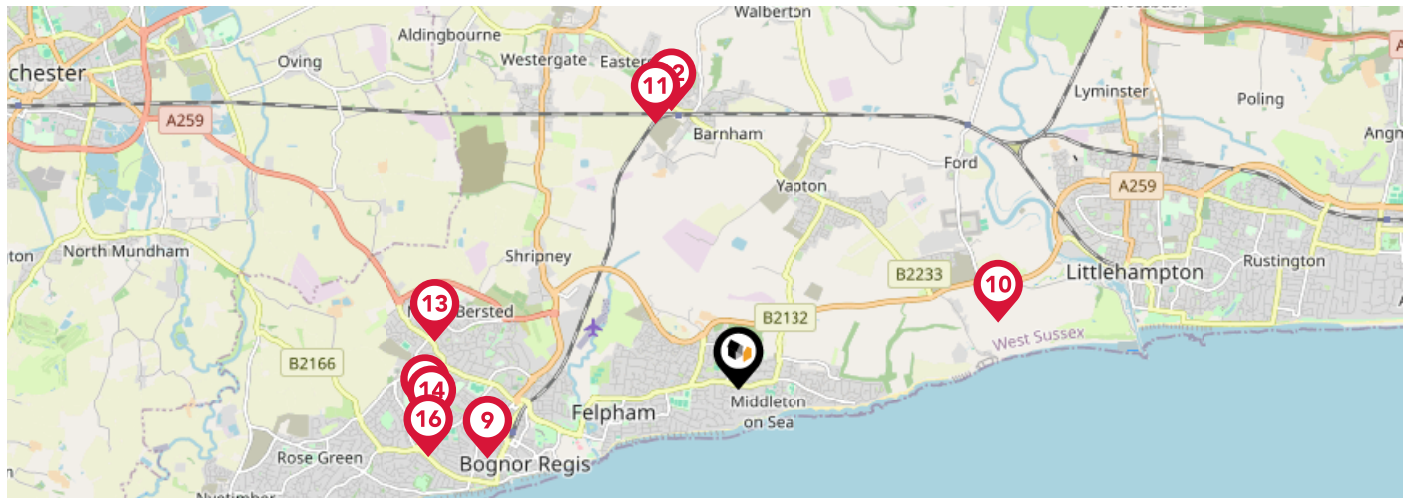



# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Bishop Tufnell CofE Primary School, Felpham</b> Ofsted Rating: Good   Pupils: 542   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Downview Primary School</b> Ofsted Rating: Good   Pupils: 559   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Felpham Community College</b> Ofsted Rating: Good   Pupils: 1356   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Yapton CE Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 278   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Edward Bryant School</b> Ofsted Rating: Good   Pupils: 628   Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 304   Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>South Bersted CofE Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Bersted Green Primary School, Bognor Regis</b> Ofsted Rating: Good   Pupils: 316   Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

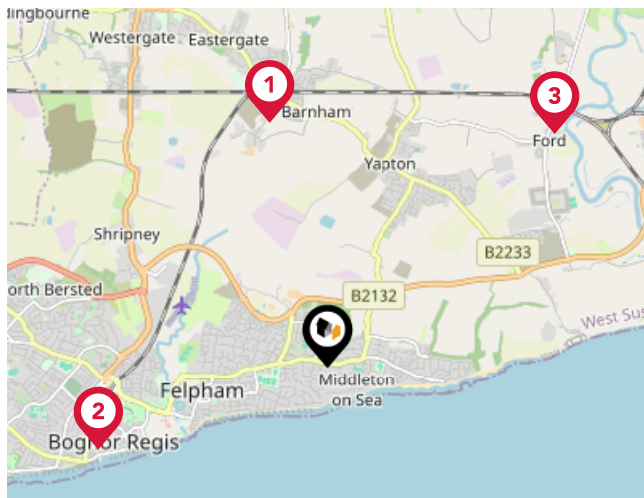
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Bognor Regis Nursery School</b> Ofsted Rating: Outstanding   Pupils: 138   Distance:2.44	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Mary's CofE Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Philip Howard Catholic School</b> Ofsted Rating: Outstanding   Pupils: 1073   Distance:2.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Barnham Primary School</b> Ofsted Rating: Good   Pupils: 291   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bartons Primary School, Bognor Regis</b> Ofsted Rating: Good   Pupils: 218   Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Regis School</b> Ofsted Rating: Good   Pupils: 1553   Distance:2.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Southway Primary School</b> Ofsted Rating: Good   Pupils: 598   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Nyewood CofE Infant School, Bognor Regis</b> Ofsted Rating: Good   Pupils: 228   Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

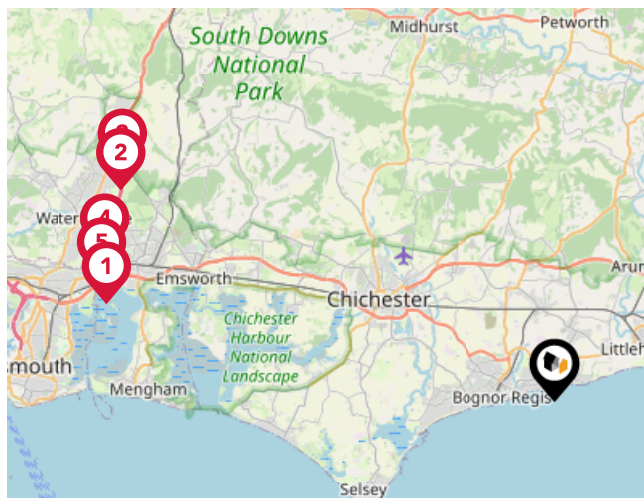
# Area

## Transport (National)



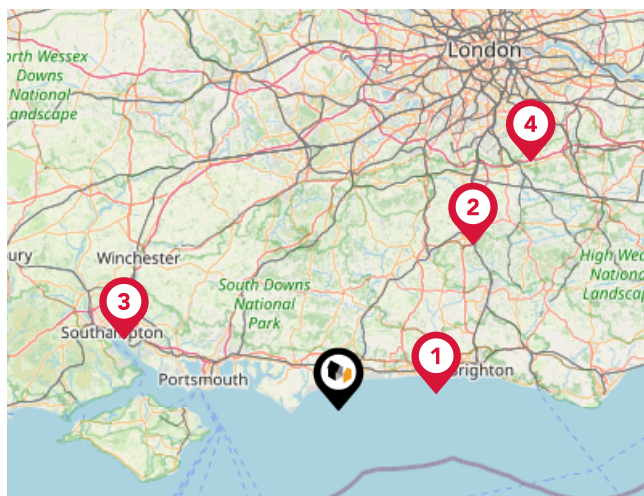
### National Rail Stations

Pin	Name	Distance
1	Barnham Rail Station	2.37 miles
2	Bognor Regis Rail Station	2.27 miles
3	Ford Rail Station	3.07 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A3(M) J5	17.2 miles
2	A3(M) J2	18.04 miles
3	A3(M) J1	18.34 miles
4	A3(M) J3	17.7 miles
5	A3(M) J4	17.6 miles



### Airports/Helipads

Pin	Name	Distance
1	Shoreham Brighton City Airport	14.92 miles
2	London Gatwick Airport	32.03 miles
3	Southampton Airport	33.68 miles
4	Biggin Hill Airport	46.85 miles

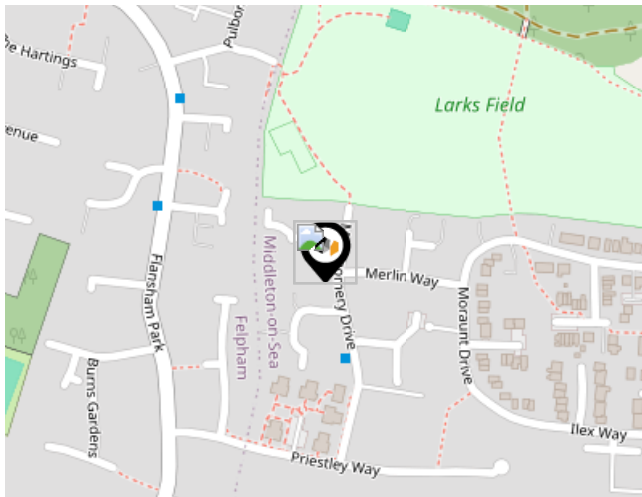
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Montgomery Drive	0.06 miles
2	Merlin Way	0.04 miles
3	Montgomery Drive	0.07 miles
4	Priestley Way	0.12 miles
5	Ditchfield Close	0.11 miles




### Ferry Terminals

Pin	Name	Distance
1	Bosham Hoe Ferry Landing	10.47 miles

### Council Tax Bands in England :

Tax Band:	Ranges of Value :
A	up to £40,000
B	£40,001 to £52,000
C	£52,001 to £68,000
D	£68,001 to £88,000
E	£88,001 to £120,000
F	£120,001 to £160,000
G	£160,001 to £320,000
H	more than £320,000

### Council Tax Data For This Property:

	
1, BALDWIN CLOSE, BOGNOR REGIS, PO22 6RQ	
Tax Band:	Band B
Annual Cost:	£1759.27

### Bandings For Nearby Properties:

Address	Council Tax Band	Annual Cost
1 BALDWIN CLOSE Bognor Regis West Sussex PO22 6RQ	Band (B)	£1,759
2 BALDWIN CLOSE Bognor Regis West Sussex PO22 6RQ	Band (B)	£1,759
3 BALDWIN CLOSE Bognor Regis West Sussex PO22 6RQ	Band (C)	£2,011
4 BALDWIN CLOSE Bognor Regis West Sussex PO22 6RQ	Band (C)	£2,011
5 BALDWIN CLOSE Bognor Regis West Sussex PO22 6RQ	Band (B)	£1,759
6 BALDWIN CLOSE Bognor Regis West Sussex PO22 6RQ	Band (B)	£1,759
7 BALDWIN CLOSE Bognor Regis West Sussex PO22 6RQ	Band (C)	£2,011



Planning records for: **10 Baldwin Close Middleton on Sea PO22 6RQ**

<b>Reference - M/89/17/HH</b>	
<b>Decision:</b>	ApproveConditionally
<b>Date:</b>	20th September 2017
<b>Description:</b>	Single storey rear extension.

Planning records for: **14 Baldwin Close Middleton-On-Sea PO22 6RQ**

<b>Reference - M/99/18/PL</b>	
<b>Decision:</b>	Refused
<b>Date:</b>	15th August 2018
<b>Description:</b>	1 No. 2-bedroom semi detached dwelling with cycle shed and bin storage. Single storey rear extension to No.14 Baldwin Close with shed for cycle storage.

<b>Reference - M/17/19/PL</b>	
<b>Decision:</b>	Refused (Appealed)
<b>Date:</b>	27th February 2019
<b>Description:</b>	1 No. 1-bedroom dwelling & rear extension on existing dwelling (resubmission following M/99/18/PL).

Planning records for: **Land to rear of 19 Baldwin Close Middleton PO22 6RQ**

<b>Reference - M/37/10/</b>	
<b>Decision:</b>	Appealed
<b>Date:</b>	16th June 2010
<b>Description:</b>	Outline application for two storey building housing 2 no. flats.

# Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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thill@completeasap.co.uk



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number WSX75417

Edition date 28.10.2019

- This official copy shows the entries on the register of title on 25 APR 2024 at 11:08:29.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 25 Apr 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

## A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : ARUN

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Baldwin Close, Bognor Regis and parking space (PO22 6RQ).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 15 August 1983 referred to in the Charges Register.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (15.10.2019) PROPRIETOR: KEITH JOHN CLARKE of 2 Knightscroft House, Sea Lane, Rustington, Littlehampton BN16 2RT.
- 2 (15.10.2019) The price stated to have been paid on 20 September 2019 was £190,000.
- 3 (15.10.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 20 September 2019 in favour of The Mortgage Works (UK) PLC referred to in the Charges Register.
- 4 (28.10.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the conveyancer is satisfied that the person who executed the document submitted for registration as disponor is the same person as the proprietor.

## C: Charges Register

This register contains any charges and other matters that affect the land.

## Title number WSX75417

- 1 A Conveyance and Transfer of the land in this title and other land dated 30 June 1982 made between (1) Arun District Council and (2) Wimpey Homes Holdings Limited (Purchaser) contains the following covenants:-

"The Purchaser for itself and its successors in title hereby covenants with the Council and its successors in title to observe the covenants and conditions set out in the Third Schedule hereto

THE THIRD SCHEDULE  
hereinbefore referred to

For the benefit of the adjoining or neighbouring land now or formerly in the Council's ownership and every part thereof and so as to bind the property and every part thereof into whosoever hands the same may come the Purchaser for itself and its successors in title hereby covenants with the Council that he will use or permit any dwellinghouse flat or other housing unit constructed on the property or any part thereof for the purpose of private dwellinghouses only."

- 2 A Transfer of the land in this title dated 15 August 1983 made between (1) Wimpey Homes Holdings Limited and (2) Ian Keith Powell contains restrictive covenants.

*NOTE: Original filed.*

- 3 (15.10.2019) REGISTERED CHARGE dated 20 September 2019.
- 4 (15.10.2019) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

End of register



**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 25 April 2024 shows the state of this title plan on 25 April 2024 at 11:08:30. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Durham Office .

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H.M. LAND REGISTRY		TITLE NUMBER	
		WSX75417	
ORDNANCE SURVEY PLAN REFERENCE	SU 9600	SECTION U	Scale 1/1250
COUNTY WEST SUSSEX	DISTRICT ARUN	© Crown copyright 1983	



# PROPERTY INFORMATION QUESTIONNAIRE (PIQ)

## ABOUT THIS FORM

### Part A: Disclosure of material facts

#### **Getting the property 'market ready'**

The information which you provide must be accurate. Whether you are the owner of the property or represent someone who has died or is unable or unavailable to complete the form, the form should be completed as though the questions are being answered by the owner.

This form is required to ensure that the Consumer Protection from Unfair Trading Regulations 2008 are complied with during the marketing of the property and must be completed as accurately as possible. Under the Consumer Protection from Unfair Trading Regulations 2008 it is important to disclose anything that would materially affect the transactional decision of the average consumer.

If you do not know an answer to a question then that is fine but please provide as much information as possible and do not omit information.

The information will be used by the conveyancers representing yourself and the buyer during the conveyancing process and will support the sale of the property. If any of the information changes before you complete the sale then you should let your conveyancer know as soon as you become aware of the new information.

**Instructing your conveyancer now will mean that they can review the information which you have provided and help you resolve any title defects or replace missing documents. This will significantly speed up the sale and reduce the likelihood of the sale falling through.**

### Part B: Additional information required for the conveyancing process

#### **Getting the property 'sale ready'**

Whilst you only need complete the information in Section A to enable the property to be marketed, by completing Section B now you may save both time and money during the conveyancing process. Therefore we recommend that you complete all sections now.

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[www.propertymark.co.uk/find-an-expert](http://www.propertymark.co.uk/find-an-expert)

## 1. PROPERTY TO BE SOLD

Throughout this form this property may be referred to as 'the property', 'this property' or 'your property'.

### 1.1 Property address

Address line 1	1 Baldwin Close		
Address line 2	PO22 6RQ		
Town	Bognor Regis		
County	United Kingdom	Postcode	PO22 6RQ

<b>1.2</b>	Council Tax band	B
<b>1.3</b>	Unique property reference number (UPRN)	--

**i** You can find your UPRN here: [www.findmyaddress.co.uk/search](http://www.findmyaddress.co.uk/search)  
 You can check your Council Tax band here: [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

### 1.4 What is the title to the property?

Freehold	<input checked="" type="checkbox"/>	Shared Ownership	<input type="checkbox"/>
Managed freehold	<input type="checkbox"/>	Other	<input type="checkbox"/>
Leasehold	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Commonhold	<input type="checkbox"/>		

<b>1.5</b>	Are there conditions on the property such as those imposed by the First Homes Scheme or Section 157 restriction?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

### 1.6 If leasehold, complete the following otherwise skip to 1.7.

<b>1.6.1</b>	Length of lease		<b>1.6.3</b>	Years remaining	
<b>1.6.2</b>	Start date		<b>1.6.4</b>	Ground rent	

Please give any relevant details of the lease including any renewal undertaken, additional liabilities, rights and obligations, ground rent increases or review period.

**i** Title documents and lease can be downloaded from the Land Registry for a small fee.

1.7 If leasehold or a managed freehold, complete the following otherwise skip to 1.8.

1.7.1	Is there a property management company?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
1.7.2	Is there a resident's management company?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
1.7.3	Is there a Right to Manage company?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

If yes, please provide contact details.

1.7.4	Annual service charge	
1.7.5	Additional fees payable on sale or letting	
1.7.6	Name of the Freeholder or Rentcharge owner	

1.7.7	Please provide details of sinking fund, any estates charges and/or any other fees or charges below.	

1.7.8	Are there restrictions imposed by a lease or otherwise? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

1.8 What are the parking arrangements at the property?

Garage	<input type="checkbox"/>	Metered parking	<input type="checkbox"/>
Driveway	<input checked="" type="checkbox"/>	Allocated parking space(s) <input type="checkbox"/>	How many? <input type="text"/>
On street parking	<input type="checkbox"/>	Access to an electric vehicle charge point	<input type="checkbox"/>
Resident permit	<input type="checkbox"/>	None	<input type="checkbox"/>
Shared parking	<input type="checkbox"/>	Other:	<input type="text"/>

1.9 Listing and Conservation.

1.9.1	Is your property a listed building?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
	If yes, provide details of the listing and any relevant documents.			
1.9.2	Is your property in a designated conservation area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
1.9.3	Are any trees on the property subject to a tree preservation order? If yes, please answer 1.9.4.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
1.9.4	Have the terms of the order been complied with? Attach a copy of any relevant documentation to this form.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>



## 2. DISPUTES AND COMPLAINTS

<b>2.1</b>	Has there been any disputes or complaints regarding this property or a property nearby? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

<b>2.2</b>	Is there anything which might lead to a dispute about the property or a property nearby? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

<b>2.3</b>	Has there been any failed purchase transactions on the property within the last 12 months? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

## 3. ALTERATIONS AND CHANGES TO THE PROPERTY

<b>3.1</b>	Have there been any structural alterations, extensions, significant repairs or renewals to the property? E.g. loft or garage conversion, removal of internal walls/chimneys or change of use. If yes, outline the nature of the work for each and confirm the year it was completed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

<b>3.2</b>	Has there been installation of replacement windows, roof windows, roof lights or glazed doors since 1 April 2002? If yes, outline the nature of the work for each and confirm the year it was completed.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
<p>2011 - 5 WINDOWS &amp; 1 DOOR</p>				

<b>3.3</b>	Has a conservatory been added? If yes, confirm the year the installation was completed and whether any walls were removed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

**3.4** For each of the changes and installation, please confirm:

<b>3.4.1</b>	Was a building regulation approval and completion certificate obtained or an equivalent Competent Person Scheme Certificate?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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<b>3.4.2</b>	Was planning permission obtained? If no, please answer 3.4.3.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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<b>3.4.3</b>	Was a lawful development certificate (LDC) obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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<b>3.4.4</b>	Was listed building consent obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input checked="" type="checkbox"/>
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<b>3.4.5</b>	Was any consent under a restriction in the title obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input checked="" type="checkbox"/>
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If you answered no to one or more of the 3.4 questions, outline the reason(s) why below.

[Glazing: 3.4.2 - Not known..](#)

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**i** If you answered yes to one or more of the 3.4 questions, the relevant documents will be required by the buyers. Send copies of all documentation with this form.

<b>3.5</b>	Are any of the works listed above unfinished? If yes, provide details and explain why.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

<b>3.6</b>	Are you aware of any breaches of planning permission conditions or Building Regulations consent conditions or work not having the necessary consents? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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<b>3.7</b>	Are there any planning control issues to resolve? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

<b>3.8</b>	Is the property subject to a Green Deal loan, Green Homes Grant or another financed home improvement scheme? If yes, please include any outstanding payments for the renewable devices and any feed-in tariffs.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

#### 4. FIRE SAFETY AND BUILDING SAFETY

<b>4.1</b>	Does the property have a potentially flammable external wall system (including cladding)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
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**If you answered yes to question 4.1, please answer the following questions otherwise skip to 4.2.**

<b>4.1.1</b>	Has an EWS1 form been completed? If yes, please include the ESW1 form with this questionnaire.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
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<b>4.1.2</b>	What type of cladding is in place?	Don't know <input type="checkbox"/>
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<b>4.1.3</b>	Have any remedial works taken place, or are any works planned relating to cladding? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

<b>4.2</b>	Is your property located within a building that is over 18m tall or at least seven storeys and contains a minimum of two residential units? If yes, provide contact details of the Principal Accountable Person.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

If you answered yes to question 4.2, please answer the following questions otherwise skip to 4.3.

<b>4.2.1</b>	Is the key building information provided by the Principal Accountable Person up to date?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
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<b>4.2.2</b>	Have any remedial works taken place to the property, or are any works planned (unrelated to cladding) due to the property being located within a high-risk building? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

<b>4.2.3</b>	Have any remedial works taken place, or are any works planned within the rest of the building? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

<b>4.3</b>	Does the property have a timber framed balcony?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
<b>4.4</b>	Has spray foam insulation been installed at the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
<b>4.5</b>	Does the property contain asbestos?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
<b>4.6</b>	Is there a smoke or carbon monoxide alarm in the property? If yes, please provide what type of alarm it is below.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
	AS REQUIRED			

## 5. NOTICES WHICH AFFECT THE PROPERTY

Are you aware of, or have you received any of the following notices?

5.1	The owner of a neighbouring property is proposing to develop property or land nearby or make alterations to nearby buildings?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.2	Any planning application that could affect the property, the enjoyment of it or the views from it?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.3	Notice informing you that maintenance, repairs or improvements are required to your property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.4	Listed building application.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.5	Infrastructure project, proposed or in progress, i.e. wind turbine, railway or fracking etc.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.6	Any other relevant or legal notice.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.7	Other:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

**i** You will need to provide details of any notices to your conveyancer and estate agent.

## 6. SPECIALIST ISSUES

6.1	Has there ever been any preventative work for dry rot, wet rot or damp carried out at your property? If yes, provide details below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.2	Has there ever been any treatment of dry rot, wet rot or damp carried out at your property? If yes, provide details below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.3	Has the property ever been subject to subsidence or structural fault? If yes, provide details below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.4	Is the property of standard construction? If no, give details below.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
6.5	Is CCTV or a similar security system in operation at the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.6	Will CCTV or a similar security system be recording at the time of any property viewings?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
6.7	To your knowledge is the property affected by Japanese Knotweed or other invasive species? If yes, state whether there is a management plan in place below and supply a copy with this form.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Add any comments or explanations to question 6 here.



## 7. FIXTURES AND FITTINGS

<b>7.1</b>	List any items that you intend to take which would be considered a fixture or fitting, e.g. carpets, curtains, light fittings and fitted cupboards etc.
See HIPLA Digital Legal Pack (Fixtures & Fittings section) or completed TA10 document which has the same info	

<b>7.2</b>	What additional furniture or possessions are you likely to include in the sale, irrespective of price?
See HIPLA Digital Legal Pack (Fixtures & Fittings section) or completed TA10 document which has the same info	

**i** A final list will need to be completed after the sale is agreed with your legal representative.

## 8. ENERGY EFFICIENCY

<b>8.1</b>	Does your property have an EPC undertaken within the last ten years?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>8.2</b>	What is the energy efficiency rating of the property according to the latest Energy Performance Certificate (EPC)?		

**i** Please provide a copy of your EPC with this form. If required, a link to your EPC can be found on the online register and shared via: [gov.uk/find-energy-certificate](http://gov.uk/find-energy-certificate)

## 9. UTILITIES/SERVICES

**9.1** Indicate which services are connected to the property.

Service	Connected (yes/no or date to be connected)	Supplier
Electricity	Yes	SCOTTISHPOWER
Gas	Yes	SCOTTISHPOWER
Liquid Petroleum Gas (LPG)	No	
Water main or private water supply	Yes	PORTSMOUTH WATER
Drainage to public sewer	Yes	Southern Water
Cable TV or Satellite	No	
Telephone	Yes	BT
Broadband	No	
Other:		
Other:		

**i** Other services include renewable technologies.

<b>9.1.1</b>	Broadband speed	Mbps
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<b>9.2</b>	Do you have any licences, maintenance agreements, contracts or service agreements in relation to a connected service? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

<b>9.3</b>	Are there connected smart systems at the property, e.g. heating/power or security systems such as CCTV, alarms or barriers. If yes, please give details of service and passcodes.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

<b>9.4</b>	Has the property been rewired or had any electrical installation work carried out since 1 January 2005? If yes, provide details below and supply the Building Regulations Compliance and Completion Certificate (or equivalent) with this form.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

<b>9.5</b>	Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	If yes, what year were they last tested?	2024	

<b>9.6</b>	Is there central/partial central heating in your property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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If you answered yes to question 9.6, please answer the following questions otherwise skip to question 9.7.

<b>9.6.1</b>	When was the heating system installed? If after 1 April 2005, provide a copy of the CORGI or Gas Safe installation completion certificate.	Month:	
		Year:	Not known
<b>9.6.2</b>	When was the heating system last serviced/maintained? Provide a copy of the last inspection report.	Month:	
		Year:	Not known

<b>9.6.3</b>	Is the heating system in good working order? If no, provide details.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

<b>9.7</b>	Have solar panels been installed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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If you answered yes to question 9.7, please answer the following questions otherwise skip to question 9.8.

<b>9.7.1</b>	In what year were the solar panels installed?		
<b>9.7.2</b>	Are the solar panels owned outright?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>9.7.3</b>	Has a long lease of the roof/air space been granted to a solar panel provider?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	If yes, please supply copies of the relevant documents.	Enclosed <input type="checkbox"/>	Lost <input type="checkbox"/>

**9.8** Is there a septic tank, cesspool or sewerage treatment plant connected to the property? Tick those that apply and indicate date last emptied.

Septic tank	<input type="checkbox"/>	Date last emptied	
Cesspool	<input type="checkbox"/>	Date last emptied	
Sewerage treatment plant	<input type="checkbox"/>	Date last serviced	

If there is a septic tank, cesspool or sewerage treatment plant connected to the property, please answer the following questions otherwise skip to section 10 Insurance.

<b>9.8.1</b>	Is the septic tank, cesspool or sewerage treatment plant shared with other properties?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>9.8.2</b>	Is the septic tank, cesspool or sewerage treatment plant located on someone else's land? If yes, provide a plan showing the location of the system and how to access it.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>9.8.3</b>	Does the septic tank, cesspool or sewerage treatment plant comply with BSEN12566-3?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

## 10. INSURANCE

<b>10.1</b>	Has any buildings insurance ever been subject to an abnormal rise in premium?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>10.2</b>	Has any buildings insurance ever been subject to high excesses?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>10.3</b>	Has any buildings insurance ever been subject to unusual conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>10.4</b>	Has any buildings insurance ever been refused?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

If you answered yes to any of the questions above, please provide details below.

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<b>10.5</b>	Do you insure the property? If yes, provide details.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Copy of insurance policy provided in HIPLA Digital Legal Pack		

## 11. BOUNDARIES/ACCESS

<b>11.1</b>	Is any part of the property not within the seller's legal ownership? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

<b>11.2</b>	Is there a current application to alter the boundaries of your property? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

## 12. RIGHTS AND INFORMAL ARRANGEMENTS

<b>12.1</b>	Do you have to contribute towards the shared cost of a jointly used service such as the maintenance of a private road, driveway, boundary or drain? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

<b>12.2</b>	Does the property benefit from any rights or arrangements over any neighbouring property? E.g. rights to go onto neighbouring land to maintain the property or right to park or drive over neighbours land etc. If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

<b>12.3</b>	Has anyone taken steps to prevent access to the property, complain about or demand payment for access to the property? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

<b>12.4</b>	Is there a public right of way through and/or across your house, buildings or land? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

**12.5** Do you know of any of the following rights or arrangements affecting the property?

<b>12.5.1</b>	Right of light	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
<b>12.5.2</b>	Right of support from adjoining properties	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
<b>12.5.3</b>	Customary rights, e.g. rights deriving from local traditions	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
<b>12.5.4</b>	Other people's rights to mines and minerals under the land	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
<b>12.5.5</b>	Chancel repair liability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
<b>12.5.6</b>	Other people's rights to take from the land (e.g. timber, hay or fish)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
<b>12.5.7</b>	Any other rights or arrangements affecting the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

If you answered yes to any of the questions under 12.5, please provide details below.

### 13. ENVIRONMENT

<b>13.1</b>	Have there been any environmental issues (including flooding, radon gas, mining, quarrying or fracking) that affect the property since you've owned it? For example the type of flooding (e.g. coastal, river, surface water, sewer etc), level of radon, location of fracking and whether any action has been taken to prevent harm.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
<b>13.2</b>	Is this property subject to any excessive noise or disturbance that a potential purchaser should be aware of?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
<b>13.3</b>	Has the property been subject to any crime or burglary that the potential purchaser should be aware of?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
<b>13.4</b>	Are there any air pollution issues affecting the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

If you answered yes to any of the questions under section 13 Environment, please provide details below.

## 14. ADDITIONAL INFORMATION

<b>14.1</b>	Are there any restrictions on use or alteration of the property which have not been complied with? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

<b>14.2</b>	Are you aware of any other material issues or information which relates to the property or has anything occurred which may affect the average person's decision to proceed? If yes, describe this issue and any action that has been taken. Disclosure required under the Consumer Protection from Unfair Trading Regulations 2008.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

## CONSUMER PROTECTION REGULATIONS DECLARATION

By signing this form I confirm the answers to be truthful and accurate and to the best of my knowledge. The questions have been designed to assist with the smooth selling of the property. Any misleading or incorrect answers are likely to be exposed later in the conveyancing process and may hinder the sale.

I will provide additional documentation in support of the information supplied on this form. I understand that this does not replace any official or legal information required for the sale of the property. If there are any changes which alter the information provided, I will update the form immediately and notify the party marketing the property as well as my conveyancer.

<b>Signature</b>	<i>Keith Clarke</i>
<b>Print name</b>	Keith Clarke

<b>Date</b>	25/04/2024 13:00:41
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<b>Signature</b>	
<b>Print name</b>	

<b>Date</b>	
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<b>Signature</b>	
<b>Print name</b>	

<b>Date</b>	
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<b>Signature</b>	
<b>Print name</b>	

<b>Date</b>	
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## 15. LEGAL OWNERSHIP

### 15.1 Full name and address of legal owner(s)

Full name	Keith Clarke		
Address line 1			
Address line 2			
Town			
County		Postcode	

Full name			
Address line 1			
Address line 2			
Town			
County		Postcode	

Full name			
Address line 1			
Address line 2			
Town			
County		Postcode	

Full name			
Address line 1			
Address line 2			
Town			
County		Postcode	

### 15.2 Seller's Conveyancer

Full name	See HIPLA Digital Legal Pack to see which conveyancer the TA documents have been sent to		
Address line 1			
Address line 2			
Town			
County		Postcode	
Email			
Reference			

### 15.3 Capacity in which the Seller sells

Legal owner	<input checked="" type="checkbox"/>
Personal representative for a deceased owner	<input type="checkbox"/>
Under power of attorney	<input type="checkbox"/>
Mortgage in possession	<input type="checkbox"/>
Other:	<input type="checkbox"/>

## 16. BOUNDARIES

**16.1** Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary feature?

<b>16.1.1</b>	On the left	Seller <input checked="" type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input type="checkbox"/>	Not known <input type="checkbox"/>
<b>16.1.2</b>	On the right	Seller <input type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input checked="" type="checkbox"/>	Not known <input type="checkbox"/>
<b>16.1.3</b>	At the rear	Seller <input checked="" type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input type="checkbox"/>	Not known <input type="checkbox"/>
<b>16.1.4</b>	At the front	Seller <input type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>

<b>16.2</b>	<p>If the boundaries are irregular, indicate ownership by written description or reference to a plan.</p> <p>See HIPLA Digital Legal Pack for a boundary plan document</p>
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<b>16.3</b>	<p>Is the seller aware of any boundary feature having been moved in the last 10 years or during the seller's period of ownership if longer? If yes, provide details</p>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

<b>16.4</b>	<p>During the seller's ownership, has any land or buildings previously forming part of the property been sold or any adjacent land or buildings purchased? If yes, provide details.</p>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

<b>16.5</b>	<p>Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road? If yes, provide details.</p>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>



<b>16.6</b>	Has any notice been received under the Party Wall Act 1996 in respect of any shared/ party boundaries? If yes, supply a copy of the notice and give details of any work carried out or agreed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

## 17. SERVICES CROSSING THE PROPERTY OR NEIGHBOURING PROPERTY

<b>17.1</b>	Do any drains, pipes or wires serving the property cross any neighbour's property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
<b>17.2</b>	Do any drains, pipes or wires leading to any neighbour's property cross the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
<b>17.3</b>	Is there any agreement or arrangement about drains, pipes or wires?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

If you answered yes to any of the questions under section 17. Services crossing the property or neighbouring property, please supply a copy of the agreement or provide details below.

## 18. GUARANTEES

**18.1** Are there any guarantees or warranties relating to this property?

<b>18.1.1</b>	National House Building Council (NHBC) or similar warranty	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
<b>18.1.2</b>	Roofing work	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
<b>18.1.3</b>	Damp proofing	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
<b>18.1.4</b>	Timber treatment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
<b>18.1.5</b>	Central heating and/or plumbing work	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
<b>18.1.6</b>	Double glazing (windows, doors, roof lights/windows/conservatory)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
<b>18.1.7</b>	Electrical work	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
<b>18.1.8</b>	Preventative work/remedial action relating to subsidence	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
<b>18.1.9</b>	Solar panels	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
<b>18.1.10</b>	Other:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>

Please confirm that you will leave all paperwork relating to any guarantees at the property when you move out.

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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<b>18.2</b>	Are there any outstanding claims or current applications relating to any of the above? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

## 19. OCCUPIERS

<b>19.1</b>	Does the seller live at the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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<b>19.2</b>	If the property is occupied with tenants does anyone aged over 17 (other than the owner(s)) live at the property? If yes, please provide their full name(s) and age.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	MR MALCOLM BENNETT		

<b>19.3</b>	Have all occupiers, aged over 17, agreed to sign the contract to confirm that they will vacate the property prior to completion of the sale? If 'No', please provide details (e.g. the property is sold let to tenants) and supply a copy of the tenancy agreement together with a copy of any notice to quit which has been served upon them.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Being sold with vacant possession. Occupiers aged 17 or over have agreed to leave prior to completion. Occupiers aged 17 or over have <u>not</u> agreed to sign the sale contract.		

## 20. TRANSACTIONAL INFORMATION

<b>20.1</b>	Is the sale dependent on the seller completing the purchase of another property on the same day?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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<b>20.2</b>	Does the seller have any special requirements about a Completion/moving date? If yes, provide details of dates on which the seller cannot Complete/move.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	MUST BE COMPLETED BY 31.07.24		

<b>20.3</b>	Will all rubbish be removed from the property (including from the loft, shed, garden, outbuilding, garages and sheds) and the property left clean and tidy on completion?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<b>20.4</b>	Will any light fittings that are removed be replaced with ceiling rose, flex, bulb holder and bulb?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<b>20.5</b>	Will all keys for the windows and doors and details of alarm codes be left at the property or with the estate agent?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>20.6</b>	Will reasonable care be taken when removing any fittings or contents and any damage made good?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

## DECLARATION

We confirm that all information provided is accurate to the best of our knowledge and if we should become aware of any change to the information supplied prior to exchange of contracts for the sale of the property we will update our conveyancer.

<b>Signature</b>	<i>Keith Clarke</i>
<b>Print name</b>	Keith Clarke

All sellers should sign this form

<b>Date</b>	25/04/2024 13:00:41
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<b>Signature</b>	
<b>Print name</b>	

<b>Date</b>	
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<b>Signature</b>	
<b>Print name</b>	

<b>Date</b>	
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<b>Signature</b>	
<b>Print name</b>	

<b>Date</b>	
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The data used to create this document was last updated on **25/04/2024 12:48:39**

**Important notice:** The above sellers have used <https://www.hipla.co.uk/> to provide their data and to confirm the validity and accuracy of it. Hipla provides a service to reformat their data into the format required by the Propertymark Property Information Questionnaire (also known as the PIQ).

To remove any technical risk of data being reformatted incorrectly to populate this form, this form should always be read in conjunction with the original data provided by the original user directly within their Hipla Digital Legal Pack. Ask your estate agent for access.



# Larksfield Estate, Middleton-on-Sea



H137

**H M LAND REGISTRY**

Title No: [REDACTED]

COPY (liable to distortion in scale)

of plan to TRF

dated 15.8.1983

6/80

Scale 1/1000

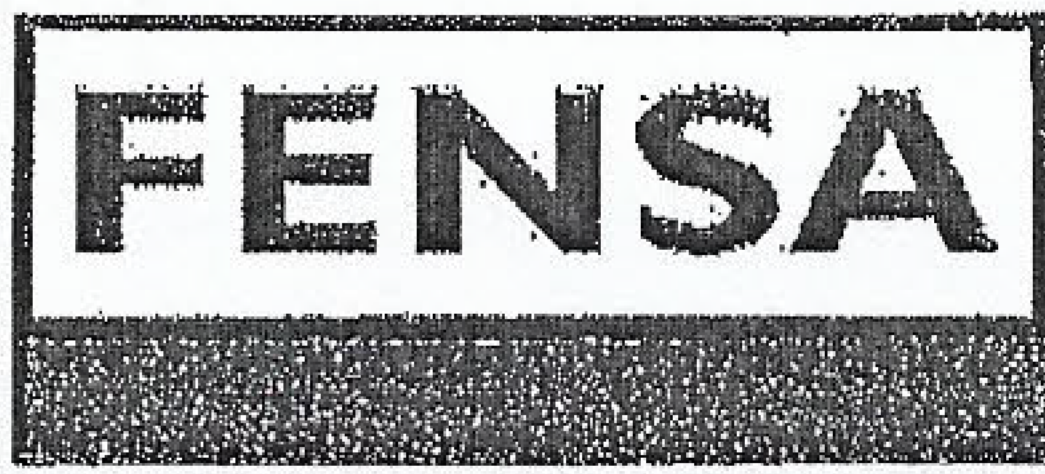


Signed by the purchaser: [REDACTED]

[REDACTED]  
signed for the Company [REDACTED]



VI  
[REDACTED] IMPORTANT INFORMATION OVERLEAF



The 5 window(s) / 1 door(s) installed in a dwelling at

**1 Baldwin Close, BOGNOR REGIS, West Sussex,  
PO22 6RQ**

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On

**24/02/2011**

---

are certified by the installer

Reg No: [REDACTED]

[REDACTED]

to be compliant with Regulations 4 and 7 of the Building  
Regulations 2010

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The Fenestration Self Assessment Scheme

If the address, window/door count or installation date is incorrect please contact your installer directly





# Homeowner / Landlord Gas Safety Record

Cert No. [REDACTED]

No. Appliances

1

This inspection is for gas safety purposes only to comply with the Gas Safety (Installation and Use) Regulations. Flues have been inspected visually and checked for satisfactory evacuation of products of combustion. A detailed internal inspection of the flue integrity, construction and lining has NOT been carried out.

Registered Business/engineer details can be checked at [www.gassaferegister.co.uk](http://www.gassaferegister.co.uk) or by calling 0800 408 5500

Company / Installer			Inspection / Installation Address			Landlord / Agent / Customer		
[REDACTED]	[REDACTED]	[REDACTED]	Name	1 Baldwin close Middleton		Name	[REDACTED]	
[REDACTED]	[REDACTED]	[REDACTED]	Address	1 Baldwin close Middleton		Company Name	[REDACTED]	
[REDACTED]	[REDACTED]	[REDACTED]	Postcode	Pa226rc		Address	N/A	
[REDACTED]	[REDACTED]	[REDACTED]	Mobile			Postcode	[REDACTED]	
[REDACTED]	[REDACTED]	[REDACTED]	Email			Email	[REDACTED]	
[REDACTED]	[REDACTED]	[REDACTED]	Unique Property Reference Number			Phone	[REDACTED]	

Appliance Details						Flue Tests						Inspection Details												
#	Location	Make	Model	Type	Serial No	Flue Type	Operating pressure (mBar) or heat input (kW/h or Btu/h)	Safety Device(s) correct operation	Spillage test	Smoke Pellet Flue Flow Test	Initial (low) combustion analyser reading			Final (high) Combustion analyser reading			Satisfactory Termination	Flue visual condition	Adequate ventilation	Landlord's appliance	Inspected	Appliance visual check	Appliance serviced	Appliance safe to use
											Ratio	CO ppm	CO2 (%)	Ratio	CO ppm	CO2 (%)								
1	Loft	VAILLANT	Vaillant Ecotec Pro 24	Combination Boiler		RS	18				N/A	N/A	N/A	0.0007	62	9.1	Yes	Pass	Yes	Yes	Yes	Yes	No	Yes
2																								
3																								
4																								
5																								

Gas Installation Pipework								Audible CO Alarms							
Satisfactory Visual Inspection		Emergency Control Accessible		Satisfactory Gas Tightness Test		Equipotential Bonding Satisfaction		Approved CO Alarms Fitted		Are CO Alarms in Date		Testing CO Alarms		Smoke Alarms Fitted	
Yes	✓	Yes	✓	Yes	✓	Yes	✓	Yes	✓	Yes	✓	Yes	✓	Yes	✓
Yes	✓	Yes	✓	Yes	✓	Yes	✓	Yes	✓	Yes	✓	Yes	✓	Yes	✓
No	-	No	-	No	-	No	-	No	-	No	-	No	-	No	-
N/A	-	N/A	-	N/A	-	N/A	-	N/A	-	N/A	-	N/A	-	N/A	✓

Give Details of Any Faults

Rectification Work Carried Out

Details of Works

Has flue cap been put back?

N/A

Signatures

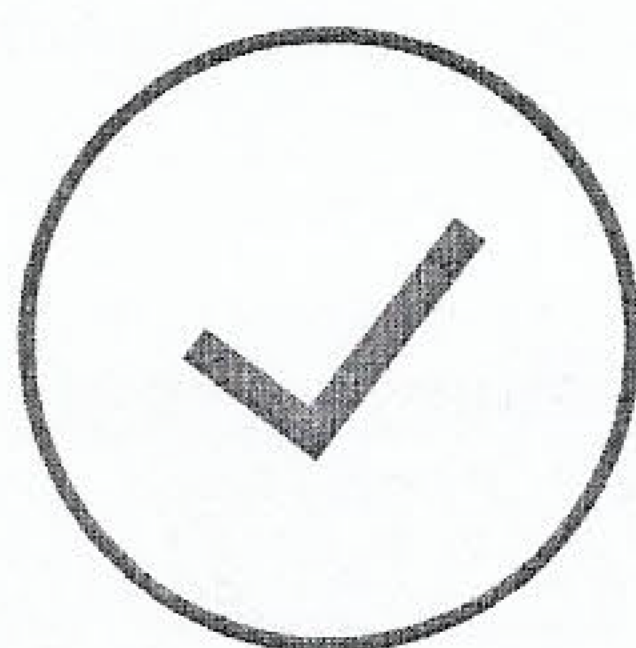
Signed	[REDACTED]	Received By	[REDACTED]	Date	24-04-2024
Print Name	Mark Lindfield	Print Name	-	Next Inspection Date	25/04/2025



1, Baldwin Close, Bognor regis, PO22 6RQ

## Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.



**PASS**



**Contaminated Land Liability**  
Passed



**Flood Risk**  
Low-Moderate

## Further guidance



**Ground Stability**  
Not identified

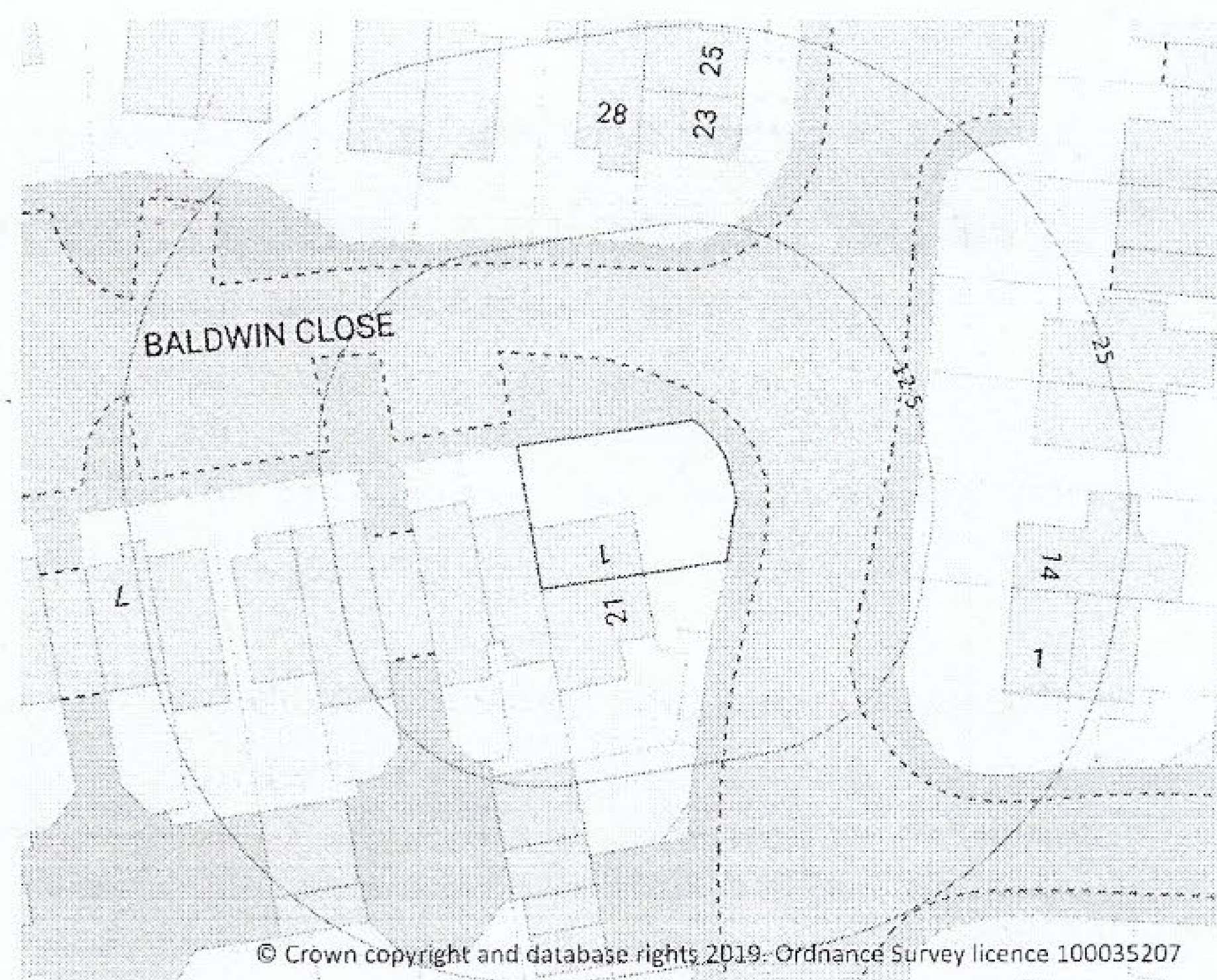


**Radon**  
Passed



**Planning Constraints**  
Not identified

## Site plan



## Screenings



**Energy**  
Identified

page 5



**Transportation**  
Not identified



**Planning Applications**  
Identified

page 7

Full assessments of the above screenings are available in our Avista report. Please contact Groundsure or your search provider for further details.



# Law Society Fittings and Contents Form (3rd edition)

## Address of the property

1 Baldwin Close  
Bognor Regis  
PO22 6RQ

## Full names of the seller

Keith Clarke

## Seller's solicitor

Name of solicitor's firm

Address

Email

Reference number

## About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

**It is important that sellers and buyers check the information in this form carefully.**

## Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.





# Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None');

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

## Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

### 1 Basic fittings

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Radiators/wall heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Night-storage heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Free-standing heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Electric fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Light switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window shutters/grilles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Internal door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
External door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doorbell/chime	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Electric sockets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Burglar alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
<i>Other items (please specify)</i>					
<input type="text"/>					

## 2 Kitchen

**Notes:** In this section please also indicate whether the item is fitted or freestanding.

	Fitted	Free-standing	Included	Excluded	None	Price	Comments
Hob	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Extractor hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Oven/grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Cooker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Refrigerator/fridge-freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Tumble-dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Washing machine	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other items (please specify)</i>							
<input type="text"/>							

## 3 Bathroom

	Included	Excluded	None	Price	Comments
Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Shower fitting for bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Shower curtain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>



Bathroom cabinet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Separate shower and fittings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Towel rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soap/toothbrush holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Toilet roll holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bathroom mirror	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other items (please specify)

## 4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other rooms (please specify)

## 5 Curtains and curtain rails

	Included	Excluded	None	Price	Comments
<b>Curtain rails/poles/pelmets</b>					
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other rooms (please specify)

#### Curtains/blinds

Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other rooms (please specify)

## 6 Light fittings

**Notes:** If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Other rooms (please specify)</i>					

## 7 Fitted units

**Notes:** Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Other rooms (please specify)</i>					

## 8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Garden ornaments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trees, plants, shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Barbecue	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Dustbins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Garden shed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Outdoor heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Outside lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Water butt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Clothes line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Rotary line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

*Other items (please specify)*

## 9 Television and telephone

	Included	Excluded	None	Price	Comments
Telephone receivers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Television aerial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Radio aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

*Other items (please specify)*

## 10 Stock of fuel

	Included	Excluded	None	Price	Comments
Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Liquefied Petroleum Gas (LPG)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

*Other items (please specify)*



## 11 Other items

*Other items (please specify)*

Signature: Keith Clarke  
Dated: 25/04/2024 13:02:02

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Each seller should sign this form.

*The Law Society is the representative body for solicitors in England and Wales.*

The data used to create this document was last updated on **25/04/2024 12:48:39**.

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To remove any technical risk of data being reformatted incorrectly to populate this form, this form should always be read in conjunction with the original data provided by the original user directly within their Hipla Digital Legal Pack, which can be found using one of the links below (depending on who you are):

The seller's conveyancer (who is logged in): <https://www.hipla.co.uk/digital-legal-pack?property=9412&type=pro>  
Everyone else: <https://www.hipla.co.uk/digital-legal-pack?property=9412>

