

**BUYER
INFORMATION
PACK**

Introduction to this buyer information pack.

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

12 Stanmore Gardens, BOGNOR REGIS, West Sussex, PO21 3AS.

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

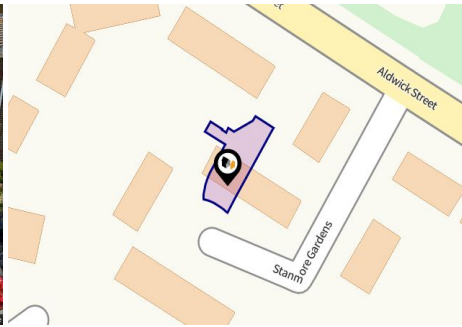
An insight into your property and the local area

Tuesday 02nd July 2024



12, STANMORE GARDENS, BOGNOR REGIS, PO21 3AS

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,262		
Title Number:	SX116923		
UPRN:	100061706297		

Local Area

Local Authority:	Arun
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

12, Stanmore Gardens, PO21 3AS

Energy rating

E

Valid until 28.04.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

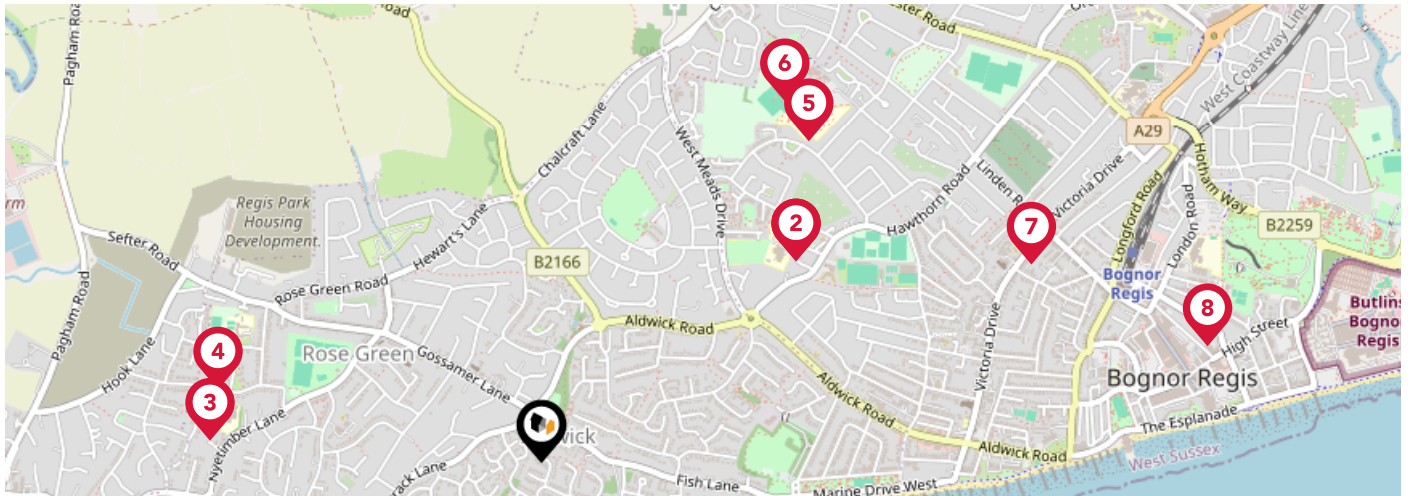
Property

EPC - Additional Data

Additional EPC Data

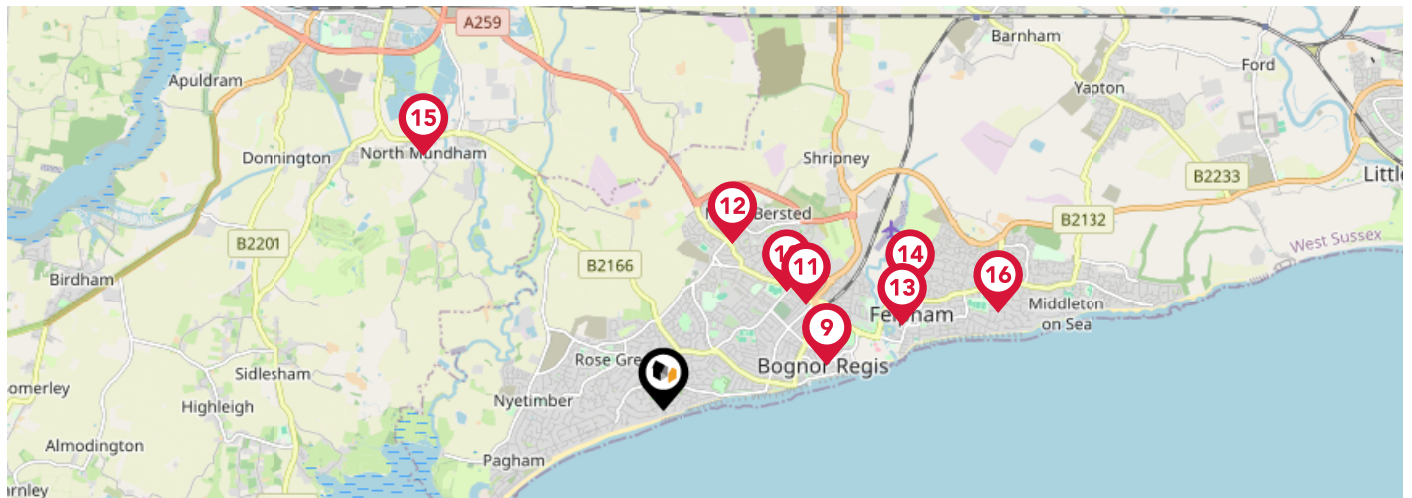
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 19% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	98 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
1 Nyewood CofE Infant School, Bognor Regis Ofsted Rating: Good Pupils: 228 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Nyewood CofE Junior School Ofsted Rating: Good Pupils: 332 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Rose Green Infant School Ofsted Rating: Good Pupils: 263 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Rose Green Junior School Ofsted Rating: Good Pupils: 390 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Regis School Ofsted Rating: Good Pupils: 1553 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Southway Primary School Ofsted Rating: Good Pupils: 598 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Bognor Regis Nursery School Ofsted Rating: Outstanding Pupils: 138 Distance:1.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 304 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

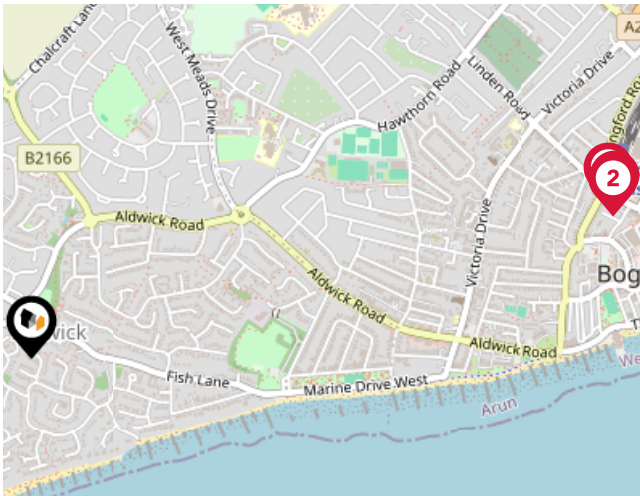
Area Schools



	Nursery	Primary	Secondary	College	Private
 Edward Bryant School Ofsted Rating: Good Pupils: 628 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bersted Green Primary School, Bognor Regis Ofsted Rating: Good Pupils: 316 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 South Bersted CofE Primary School Ofsted Rating: Good Pupils: 206 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bartons Primary School, Bognor Regis Ofsted Rating: Good Pupils: 218 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Felpham Community College Ofsted Rating: Good Pupils: 1356 Distance:2.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Downview Primary School Ofsted Rating: Good Pupils: 559 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 North Mundham Primary School Ofsted Rating: Good Pupils: 214 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bishop Tufnell CofE Primary School, Felpham Ofsted Rating: Good Pupils: 542 Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

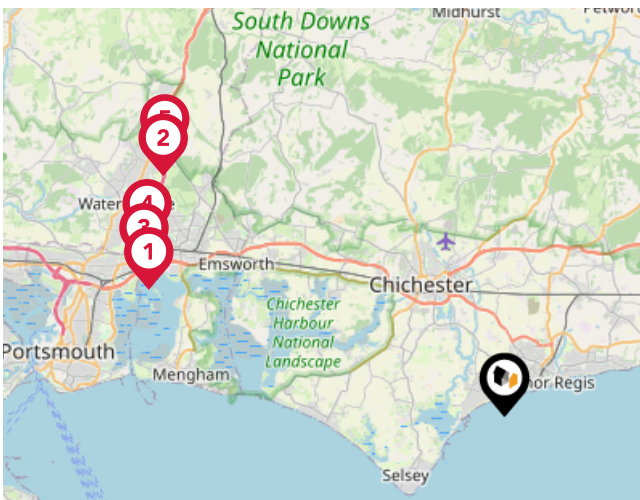
Area

Transport (National)



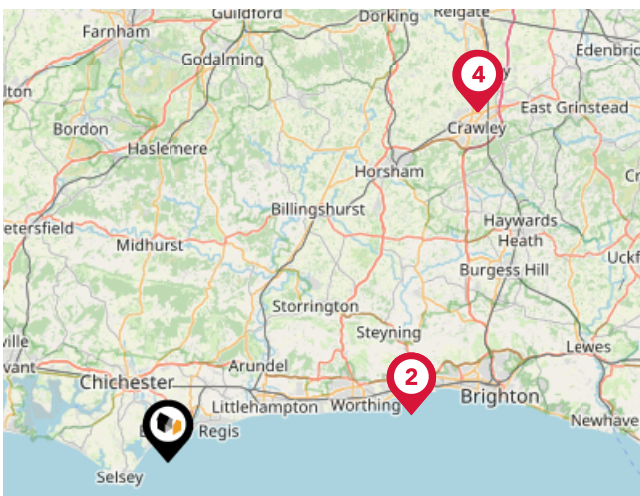
National Rail Stations

Pin	Name	Distance
1	Bognor Regis Rail Station	1.4 miles
2	Bognor Regis Rail Station	1.4 miles
3	Bognor Regis Rail Station	1.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A3(M) J5	14.14 miles
2	A3(M) J2	15.58 miles
3	A3(M) J4	14.64 miles
4	A3(M) J3	14.86 miles
5	A3(M) J1	15.98 miles

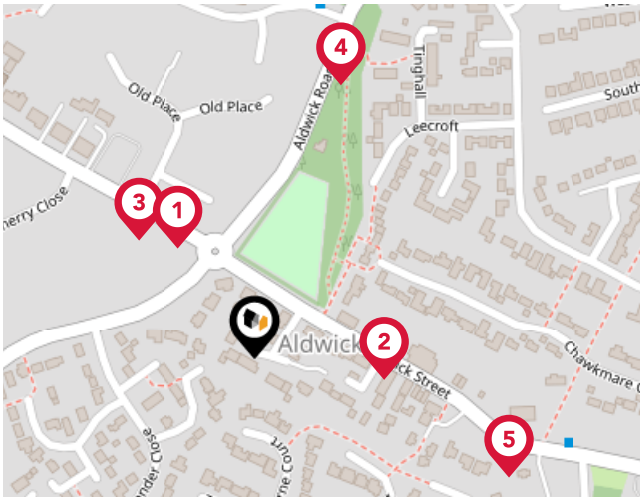


Airports/Helipads

Pin	Name	Distance
1	Shoreham Brighton City Airport	18.56 miles
2	Shoreham Brighton City Airport	18.57 miles
3	London Gatwick Airport North Terminal	34.88 miles
4	London Gatwick Airport North Terminal	34.94 miles

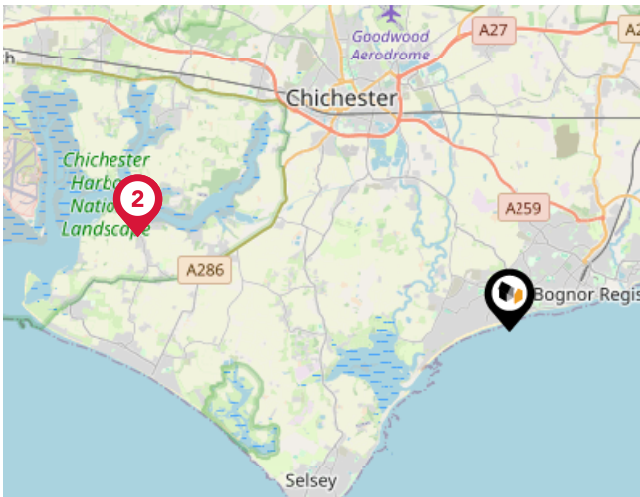
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Old Place	0.08 miles
2	Aldwick Street	0.08 miles
3	Old Place	0.1 miles
4	Aldwick Farm	0.17 miles
5	High Trees	0.16 miles




Ferry Terminals

Pin	Name	Distance
1	West Itchenor Ferry Landing	7.18 miles
2	West Itchenor Ferry Landing	7.18 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:

		12, STANMORE GARDENS, BOGNOR REGIS, PO21 3AS
Tax Band:		Band D
Annual Cost:		£2261.92

Bandings For Nearby Properties:

Address	Council Tax Band	Annual Cost
1 STANMORE GARDENS Bognor Regis West Sussex PO21 3AS	Band (D)	£2,262
2 STANMORE GARDENS Bognor Regis West Sussex PO21 3AS	Band (D)	£2,262
3 STANMORE GARDENS Bognor Regis West Sussex PO21 3AS	Band (E)	£2,765
4 STANMORE GARDENS Bognor Regis West Sussex PO21 3AS	Band (E)	£2,765
5 STANMORE GARDENS Bognor Regis West Sussex PO21 3AS	Band (D)	£2,262
6 STANMORE GARDENS Bognor Regis West Sussex PO21 3AS	Band (D)	£2,262
8 STANMORE GARDENS Bognor Regis West Sussex PO21 3AS	Band (D)	£2,262

Planning records for: **5 Barrack Lane Aldwick PO21 3AS**

Reference - AW/128/20/T	
Decision:	ApproveConditionally
Date:	04th June 2020
Description:	Prune back to previous points excessive overhang to 14 and 16 Stanmore Gardens of 1 No. Holm Oak tree.

Planning records for: **36 Stanmore Gardens Aldwick PO21 3AS**

Reference - AW/219/13/T	
Decision:	ApproveConditionally
Date:	17th September 2013
Description:	Fell 1 No Leylandii tree

Planning records for: **Rose Cottage 40 Stanmore Gardens Aldwick PO21 3AS**

Reference - AW/184/23/HH	
Decision:	ApproveConditionally
Date:	07th August 2023
Description:	Detached garage with storage at first floor and w.c. at ground floor.

Reference - DC/23/1510	
Decision:	No Objection
Date:	07th August 2023
Description:	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse.

Planning records for: *Rose Cottage 40 Stanmore Gardens Aldwick PO21 3AS*

Reference - DC/23/1514
Decision: ApproveConditionally
Date: 07th August 2023
Description: Surgery to x5 Silver maples
Reference - DC/23/1506
Decision: ApproveConditionally
Date: 07th August 2023
Description: Erection of a single storey side extension
Reference - AWDM/1109/23
Decision: ApproveConditionally
Date: 07th August 2023
Description: Replacement of existing white UPVC door and window with white UPVC at the third floor
Reference - AWDM/1109/23
Decision: ApproveConditionally
Date: 07th August 2023
Description: Replacement of existing white UPVC door and window with white UPVC at the third floor

Planning records for: *Rose Cottage 40 Stanmore Gardens Aldwick PO21 3AS*

Reference - AWDM/1109/23	
Decision:	ApproveConditionally
Date:	07th August 2023
Description:	Replacement of existing white UPVC door and window with white UPVC at the third floor

Planning records for: *Mulberry Cottage 38 Stanmore Gardens Aldwick PO21 3AS*

Reference - AW/172/14/T	
Decision:	ApproveConditionally
Date:	25th June 2014
Description:	Raise base of canopy to give 3m headroom to 1 no. Mulberry tree & prune periphery of lower crown by 1.5m & upper crown by 1m overall.

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 SX116923

Edition date 09.08.2006

- This official copy shows the entries on the register of title on 02 JUL 2024 at 12:26:47.
- 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 02 Jul 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 (28.06.1968) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 12 Stanmore Gardens, Bognor Regis (PO21 3AS).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 12 September 1969 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 (03.10.1972) PROPRIETOR: DORIS ELIZABETH BEAM of 12 Stanmore Gardens, Aldwick Street, Bognor Regis, Sussex, PO21 3AS.
- 2 The transfer to the proprietor contains a purchaser's personal covenant.

NOTE: Copy of covenant filed.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 21 March 1968 made between (1) Phyllis Margaret Mary Stocks (Vendor) and (2) Humphreys Homes Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights reserved by the Conveyance dated 21 March 1968 referred to above:-

"EXCEPTING AND RESERVING unto the Vendor in fee simple for the benefit of her adjoining property edged yellow on the said plan the rights

C: Charges Register continued

specified in the Second Schedule hereto.

THE SECOND SCHEDULE

(Reservations and Exceptions)

(i) There is reserved for the benefit of the Vendor's adjoining and neighbouring property the free passage of water soil gas electricity and other matters from and to the Vendor's adjoining and neighbouring property as now used and enjoyed through any drains pipes cables or conduits to be laid within eighty years in under or over the property hereby conveyed.

(ii) Except and reserving unto the Vendor and her successors in title the right to use all or any part of the Vendor's adjoining or neighbouring property for building or other purposes whether or not such use shall obstruct or diminish the access of light or air now or at any time hereafter enjoyed by the Company or its successors in title owners or occupiers for the time being or any part of the property hereby conveyed or for any building or other erection now or hereafter to be erected thereon."

NOTE: The land edged yellow referred to lies to the east of the Estate.

- 3 A Transfer of the land in this title dated 12 September 1969 made between (1) Humphreys Homes Limited and (2) Richard John Hutchings and Doreen Hutchings contains restrictive covenants.

NOTE: Original filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 21 March 1968 referred to in the Charges Register:-

"THE Purchaser further covenants with the Vendor to the intent that the burden of this covenant may run with and bind the property hereby conveyed and every part thereof and to the intent that the benefit thereof may be annexed to and run with the property of the Vendor edged yellow on the plan annexed hereto.

(A) Not to use the land hereby conveyed for any other purpose than the erection of private dwellinghouses and outbuildings relating thereto and not to erect any dwellinghouses or other building on the land hereby conveyed without the Vendor's prior approval such approval not to be unreasonably withheld of plans sitings of buildings and external building materials given in writing and the Company will pay the charges of any Surveyor or Architect instructed by the Vendor in this connection.

(B) To construct the road shown approximately hatched brown on the plan annexed or in the position specified by the Local Authority in the Planning Consent to the specification of the Local Authority and will use its best endeavours to secure its adoption as a public highway.

(C) To provide the necessary foul sewer in a position and a depth and to the specifications shown on the plan annexed hereto.

(D) To erect as soon as possible after completion but in any event not later than three months from the date of completion to thereafter maintain a close boarded fence of oak posts set in concrete six feet in height between the points marked A and B and a single rail corral fence between the points marked C and D on the said plan.

(E) To surface the area hatched mauve on the said plan with hardcore rolled ballast tar sprayed and chipped to the satisfaction of the Vendor's Surveyor within three months of completion.

(F) Not to provide or subsequently open or cause to be opened any windows or doors openings on the east walls of buildings to be erected on the Plots numbered 1 to 5 on the said plan."

Title number SX116923

Schedule of restrictive covenants continued

NOTE 1: The land edged yellow referred to lies to the east of the estate. The land hatched brown referred to is Stanmore Gardens

NOTE 2: The foul sewer runs under Stanmore Gardens

NOTE 3: The points A,B,C and D referred to do not affect the land in this title. The land hatched mauve referred to does not affect the land in this title.

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 02 July 2024 shows the state of this title plan on 02 July 2024 at 12:26:47. 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

NATIONAL GRID PLAN

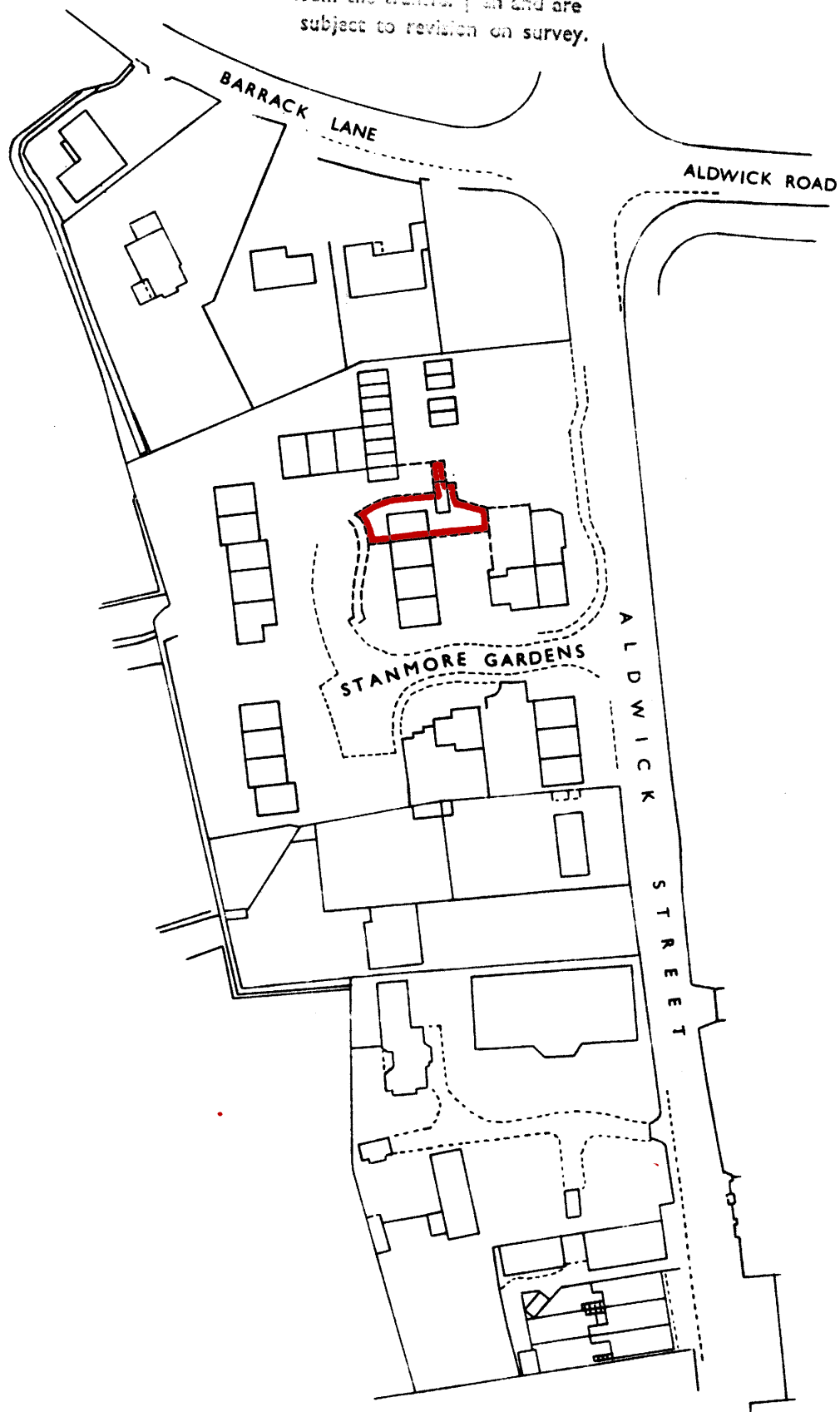
SZ 9198 SECTION C

SUSSEX

Scale 1/1250

BOGNOR PARISH

The boundaries shewn by dotted lines have been plotted from the transfer plan and are subject to revision on survey.



© Crown Copyright 1968

TITLE No **SX 116923** /



These are the notes referred to on the following official copy

Title Number SX116923

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

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



SX116923



SEQ4

A. FILE

PRODUCED FINANCE ACT, 1931

19-9-69 04443

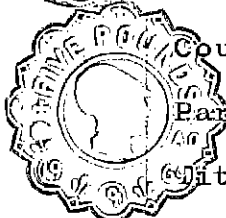
INLAND REVENUE

H.M. LAND REGISTRY

LAND REGISTRATION ACTS 1925 and 1936

TRANSFER OF PART

SX116923



County : Sussex
Parish : Bognor
Title Number : SX 102613



Property : Number 17 on the Stanmore Gardens, Aldwick Street Estate, Bognor Regis, together with garage number 12.

Dated the *Twelfth* day of *September*, 1969.



IN CONSIDERATION of SIX THOUSAND FIVE HUNDRED AND NINETY FIVE POUNDS (£6,595.0.0.) (the receipt whereof is hereby acknowledged) WE, HUMPHREYS HOMES LIMITED of 79 High Street Godalming Surrey (hereinafter called "the Transferor") as Beneficial Owner HEREBY TRANSFER to RICHARD JOHN HUTCHINGS of 15 Ember Road Langley in the County of Buckinghamshire and DOREEN HUTCHINGS his wife (hereinafter called "the Transferee") the land shown and edged with red on the accompanying plan and known as Plot 17 on the Stanmore Gardens Aldwick Street Estate being part of the land comprised in the title above referred to together with the dwellinghouse to be known as Number 12 Stanmore Gardens and garage erected thereon TOGETHER with and Subject to (1) all rights referred to in the register of the above title so far as affecting such part and (2) the rights specified in the First Schedule hereto (3) the exceptions and reservations mentioned in the Second Schedule hereto (4) the stipulations and conditions in the Third Schedule hereto _____

2. THE Transferee for the Transferee and persons

0 17 / 11

deriving title under the Transferee hereby covenants with the Transferor and the persons deriving title under it for the benefit of the remainder of the land comprised in the title above referred to and so as to bind the property hereby transferred into whosoever hands the same may come that the Transferee and the persons deriving title under the Transferee will at all times hereafter observe and perform the stipulations and conditions set out in the Third Schedule hereto PROVIDED ALWAYS that nothing herein contained shall operate to impose any restrictions on the manner in which the Transferor or its successors in title may deal with the whole or any part of the land comprised in the title above referred to for the time being unsold or undisposed of or be otherwise deemed to create a building scheme for the said land or any part thereof.

3. THE parties hereto hereby apply to the Registrar to enter in the Register such of the said easements rights reservations privileges stipulations and conditions as are capable of registration.

4. IT is hereby declared that the expression "the Transferee" where the context so admits includes the Transferee's successors in title and where the Transferee consists of two or more persons all covenants by and with the Transferee shall be deemed to be by and with such persons jointly and severally.

5. IT is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in

respect of which the amount or value or the aggregate amount or value of the consideration exceeds Seven thousand pounds _____

THE FIRST SCHEDULE referred to

(Easements rights and privileges included in the Transfer)

1. Full and free right and liberty for the Transferee and all persons authorised by the Transferee (in common with the Transferor and all others entitled to the like right)

(a) at all times and for all purposes with or without vehicles to go pass and repass over and along all the roads shown on the plan annexed hereto for the purpose of access to and egress from the property hereby transferred _____

(b) at all times and for all purposes on foot only to go pass and repass over and along all footpaths on the above estate shown on the plan annexed hereto _____

(c) at all times and for all purposes with or without vehicles to go pass and repass over and along the garage forecourt hatched blue on the plan annexed hereto provided that the Transferee maintains that portion included in this Transfer coloured brown on the plan annexed hereto _____

2. The free and uninterrupted passage and running of water soil gas electricity and telephones from and to the property hereby transferred through the sewers drains cables pipes and wires which are now or may at any time before the expiry of the period of eighty years after the date hereof be laid in or passing through the adjoining land of the Transferor with all easements rights and privileges

proper for repairing maintaining and reinstating
the same and entry upon such adjoining land for
such purposes _____

THE SECOND SCHEDULE referred to

(Exceptions and reservations out of this Transfer)

There is excepted and reserved in fee
simple out of this Transfer and the property hereby
transferred for the benefit and protection of all
and every part of the remainder of the land
comprised in the title above referred to and for
the time being retained by the Transferor and the
owners for the time being of other parts of the
said land _____

1. Full and free right and liberty for the
Transferor and the persons deriving title under it
and others entitled thereto (in common with all
others entitled to the like right)

(a) at all times and for all purposes with or
without vehicles to go pass or repass over and
along all estate roads and highways shown on the
plan hereto _____

(b) at all times and for all purposes on foot
only to go pass and repass over and along all
footpaths on the said estate and common passageway
included in this Transfer for the benefit of
Plots 18 19 21 22 and 23 _____

(c) at all times and for all purposes with or
without vehicles to go pass or repass over and
along the garage forecourt coloured brown on the
plan annexed hereto provided that the owners of
the forecourt hatched blue on the plan annexed
hereto maintain their respective portions thereof

2. The free and uninterrupted passage and running of water soil gas electricity and telephones from and to the adjoining land and properties now or formerly belonging to the Transferor through the sewers drains cables pipes and wires which are now or may at any time before the expiry of the period of eighty years after the date hereof be laid in or passing through the property hereby transferred and all easements rights and privileges proper for repairing maintaining and reinstating the same and entry upon the property hereby transferred for such purposes and any right of way for the purposes of access and egress to the said property.

3. All easements or rights of light or air or other easements or rights which (but for this present reservation) would restrict or interfere with the free use of such adjoining land and properties by the Transferor or any person deriving title under it for building or any other purposes and the Transferee shall not become entitled to any such easements or rights in respect of the property hereby transferred or any part thereof _____

THE THIRD SCHEDULE referred to

(Stipulations and conditions imposed)

1. Not at any time carry on or permit to be carried on upon the property hereby transferred or any part thereof any trade business or manufacture whatsoever but to use the dwellinghouse as a private residence for single occupation only and the garage for the accommodation of a private motor vehicle or motor vehicles only EXCEPT THAT the property may be used for the profession of Solicitor Doctor Dentist or Architect providing

that no sign is affixed to the external premises . . .
without the permission of the Transferor _____

2. Not to decorate the exterior of the dwelling-
house and garage (including windows gutters and
fascia boards and pipes) other than in good white
paint except for the front door rear door and
garage door which can be to the choice of the
Transferee _____

3. Not to place or erect any gates fences walls
buildings or any other means of enclosures of any
description between the dwellinghouse and the
road or footpath upon which it abuts the intention
being that the land between the respective
dwellinghouses and the said road or footpath shall
remain and be an open aspect _____

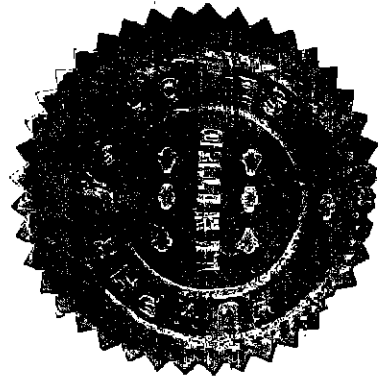
4. All dividing walls and boundary fences other
than the boundaries marked inwards with a 'T'
shall (where existing) be deemed to be party walls
and party fences and be maintained accordingly
at the joint expense of the respective party owners

5. Not to cause or allow any obstruction to be
placed or to remain on any road footpath or
passage way on the estate not included in the sale
of the property _____

6. Not to plant or allow to grow any shrub foliage
tree grass or flower over the height of three feet
on the land between the dwellinghouse and road or
footpath on which it abuts the intention being
that the said land shall remain and be an open
aspect _____

7. Not to keep any pigs poultry or other forms
of livestock except domestic animals normally kept
by private householders on an estate of this nature



THE COMMON SEAL of HUMPHREYS)
HOMES LIMITED was hereunto)
affixed in the presence of:-)



R. H. Jones Director

Doreen Hutchings Secretary

SIGNED SEALED AND DELIVERED)
by the said RICHARD JOHN
HUTCHINGS and DOREEN
HUTCHINGS in the presence
of :-)

Doreen Hutchings 
D. Hutchings 

Richard Jones
19/20 East Street
Chichester, Sussex
Secretary



PLAN

SX116923

GENERAL NOTES

All dimensions and areas on this Drawing to be checked by the Contractor on site before construction and any variations to be reported to the Architect immediately.

DEVELOPMENT AT
DOCKOR SUDBURY.

FOR HUMPHREYS HOMES LTD

RECOGNISE LAYOUT PLAN
(INDICATING PORTAL NUMBERS)

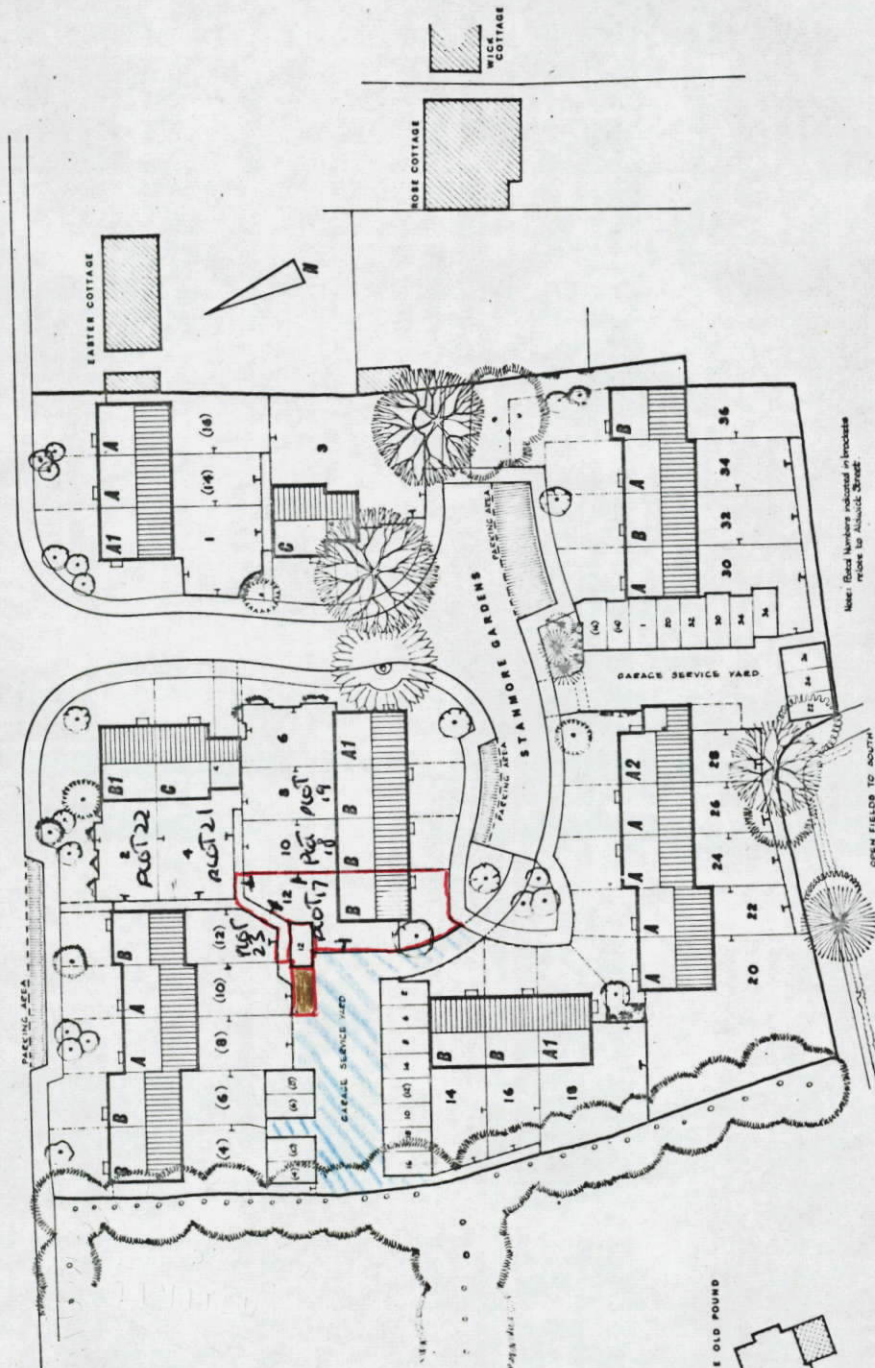
ARCHITECTURAL DEPARTMENT,
SOUTH STREET, CHICHESTER,
West Sussex PO19 1JZ
Telephone: Chichester 5311.

422 12

STANMORE GARDENS

ALDWICK STREET

ESTATE PLAN



L.F. Khan
DIRECTOR

Downy
SECRETARY

Wm J. S. Co.
Receiver to the
Trust here:

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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Is your estate agent Propertymark Protected?
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	12 Stanmore Gardens		
Address line 2	PO21 3AS		
Town	Bognor Regis		
County	United Kingdom	Postcode	PO21 3AS

1.2	Council Tax band	D
1.3	Unique property reference number (UPRN)	--

i You can find your UPRN here: www.findmyaddress.co.uk/search
 You can check your Council Tax band here: 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"/>		

1.5	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.

1.6.1	Length of lease		1.6.3	Years remaining	
1.6.2	Start date		1.6.4	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 checked="" type="checkbox"/>	Metered parking	<input type="checkbox"/>
Driveway	<input type="checkbox"/>	Allocated parking space(s) <input type="checkbox"/>	How many? <input type="text"/>
On street parking	<input checked="" 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?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
	If yes, please answer 1.9.4.			
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

2.1	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"/>

2.2	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"/>

2.3	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

3.1	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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
	* Building work details: 1975 - And Extension to the main reception room, and a second garage.			

3.2	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 type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

3.3	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:

3.4.1	Was a building regulation approval and completion certificate obtained or an equivalent Competent Person Scheme Certificate?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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3.4.2	Was planning permission obtained? If no, please answer 3.4.3.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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3.4.3	Was a lawful development certificate (LDC) obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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3.4.4	Was listed building consent obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input checked="" type="checkbox"/>
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3.4.5	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.

[Building works: 3.4.1 - Not known..](#)

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.

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

3.6	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"/>

3.7	Are there any planning control issues to resolve? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

3.8	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

4.1	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.

4.1.1	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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4.1.2	What type of cladding is in place?	Don't know <input type="checkbox"/>
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4.1.3	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"/>

4.2	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.

4.2.1	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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4.2.2	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"/>

4.2.3	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"/>

4.3	Does the property have a timber framed balcony?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
4.4	Has spray foam insulation been installed at the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
4.5	Does the property contain asbestos?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
4.6	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"/>
Smoke detectors on ground floor by stairs, and first floor landing.				

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

7.1	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	

7.2	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

8.1	Does your property have an EPC undertaken within the last ten years?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8.2	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

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	E.ON
Gas	Yes	E.ON
Liquid Petroleum Gas (LPG)	No	
Water main or private water supply	Yes	Southern Water
Drainage to public sewer	Yes	Southern Water and Portsmouth Water
Cable TV or Satellite	No	
Telephone	Yes	BT
Broadband	Yes	Plusnet
Other:		
Other:		

i Other services include renewable technologies.

9.1.1	Broadband speed	Depends on package	Mbps
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9.2	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"/>

9.3	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"/>

9.4	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"/>

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

9.6	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.

9.6.1	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:	july 2014
9.6.2	When was the heating system last serviced/maintained? Provide a copy of the last inspection report.	Month:	
		Year:	Jan 2024

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

9.7	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.

9.7.1	In what year were the solar panels installed?		
9.7.2	Are the solar panels owned outright?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9.7.3	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.

9.8.1	Is the septic tank, cesspool or sewerage treatment plant shared with other properties?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9.8.2	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"/>
9.8.3	Does the septic tank, cesspool or sewerage treatment plant comply with BSEN12566-3?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

10. INSURANCE

10.1	Has any buildings insurance ever been subject to an abnormal rise in premium?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
10.2	Has any buildings insurance ever been subject to high excesses?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
10.3	Has any buildings insurance ever been subject to unusual conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
10.4	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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10.5	Do you insure the property? If yes, provide details.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Copy of insurance policy not provided		

11. BOUNDARIES/ACCESS

11.1	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"/>

11.2	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

12.1	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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
	The communal garage concourse and drain would be a joint responsibility between home owners should any repairs be required.			

12.2	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"/>

12.3	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"/>

12.4	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?

12.5.1	Right of light	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.2	Right of support from adjoining properties	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.3	Customary rights, e.g. rights deriving from local traditions	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.4	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"/>
12.5.5	Chancel repair liability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.6	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"/>
12.5.7	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

13.1	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"/>
13.2	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"/>
13.3	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"/>
13.4	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

14.1	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"/>

14.2	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.

Signature	<i>Roger Beam</i>
Print name	Roger Beam

Date	03/07/2024 15:31:03
-------------	---------------------

Signature	
Print name	

Date	
-------------	--

Signature	
Print name	

Date	
-------------	--

Signature	
Print name	

Date	
-------------	--

Part B: Additional information required for the conveyancing process

15. LEGAL OWNERSHIP

15.1 Full name and address of legal owner(s)

Full name	Roger Beam		
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?

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

16.2	If the boundaries are irregular, indicate ownership by written description or reference to a plan.

16.3	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	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

16.4	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.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

16.5	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.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

16.6	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

17.1	Do any drains, pipes or wires serving the property cross any neighbour's property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
17.2	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"/>
17.3	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.

Sewer drain runs across the back garden and into the other gardens. Another sewer drain runs across the front garden and into the other front gardens.

18. GUARANTEES

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

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

18.2	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

19.1	Does the seller live at the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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19.2	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 type="checkbox"/>	No <input type="checkbox"/>
Not applicable			

19.3	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 type="checkbox"/>
Not applicable			

20. TRANSACTIONAL INFORMATION

20.1	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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20.2	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 type="checkbox"/>	No <input checked="" type="checkbox"/>

20.3	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"/>
20.4	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"/>
20.5	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 checked="" type="checkbox"/>	No <input type="checkbox"/>
20.6	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.

Signature	<i>Roger Beam</i>
Print name	Roger Beam

All sellers should sign this form

Date	03/07/2024 15:31:03
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Signature	
Print name	

Date	
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Signature	
Print name	

Date	
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Signature	
Print name	

Date	
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The data used to create this document was last updated on **03/07/2024 15:06:19**

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.

Law Society Fittings and Contents Form (3rd edition)

Address of the property

12 Stanmore Gardens
Bognor Regis
PO21 3AS

Full names of the seller

Roger Beam

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Refrigerator/fridge-freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bathroom mirror	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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
Curtain rails/poles/pelmets					
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Garden ornaments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	
Dustbins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Garden shed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Outdoor heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Outside lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water butt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Clothes line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Rotary line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Other items (please specify)

9 Television and telephone

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

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"/>	
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Liquefied Petroleum Gas (LPG)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other items (please specify)



11 Other items

Other items (please specify)

Signature: Roger Beam
Dated: 03/07/2024 15:31:37

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 **03/07/2024 15:06:19**.

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The seller's conveyancer (who is logged in): <https://www.hipla.co.uk/digital-legal-pack?property=11079&type=pro>
Everyone else: <https://www.hipla.co.uk/digital-legal-pack?property=11079>

