

PROPERTY INFORMATION QUESTIONNAIRE

To be completed
by the seller

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 form part of the contract for 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 replacing missing documents will significantly speed up the sale.

Part B: 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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1.6 Listing and Conservation

1.6.1	Is your property a listed building? If yes, provide details of the listing and any relevant documents.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
1.6.2	Is your property in a designated conservation area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
1.6.3	Are any trees on the property subject to a tree preservation order? If yes, answer 1.6.4.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
1.6.4	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 checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

2. DISPUTES AND COMPLAINTS

2.1	Have 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"/>

3. ALTERATIONS AND CHANGES TO THE PROPERTY

3.1	Has 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"/>
garage/annex , dorma 2005/6				

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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
windows + doors 2018 Roof (dorma) 2005/6				

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

4. NOTICES WHICH AFFECT THE PROPERTY

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

4.1	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"/>
4.2	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"/>
4.3	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"/>
4.4	Listed building application.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
4.5	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"/>
4.6	Any other relevant or legal notice.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
4.7	Other:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

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

5. SPECIALIST ISSUES

5.1	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"/>
5.2	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"/>
5.3	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 and supply a copy with this form below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.4	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"/>

Add any comments or explanations to questions 5.1–5.5 here.

7.2	Do you have any licences, maintenance agreements, contracts or service agreements in relation to 7.1? If yes, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

7.3	Is there central/partial central heating in your property? If yes, provide details of the type of central heating. If no, continue to section 8 'Insurance'.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	<p>1 in house 1 in garage underfloor heating</p>		

7.4	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:	2015
7.5	When was the heating system last serviced/maintained? Provide a copy of the last inspection report.	Month:	
		Year:	2016

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

8. INSURANCE

8.1	Has any buildings insurance ever been:			
	a	Subject to an abnormal rise in premium?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	b	Subject to high excesses?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	c	Subject to unusual conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	d	Refused?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

If you answered yes to any of the 8.1 questions, provide details here.	

10.3	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"/>

10.4	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"/>

10.5	Do you know of any of the following rights or arrangements affecting the property?				
	a	Right of light.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
	b	Right of support from adjoining properties.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
	c	Customary rights, e.g. rights deriving from local traditions.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
	d	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"/>
	e	Chancel repair liability.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
	f	Other people's rights to take things from the land (such as timber, hay or fish).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
	g	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 10.5 questions, provide details here.	

11. OTHER ISSUES AFFECTING THE PROPERTY

11.1	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"/>
11.2	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"/>
11.3	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"/>
11.4	Is this property subject to a Green Deal loan or another financed home improvement scheme?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>