1. Boundaries

If the property is leasehold this section, or parts of it, may not apply.

1.1	Looking towards the property from the roa to maintain or repair the boundary features	
	(a) on the left?	Seller Neighbour Shared Not known
	(b) on the right?	Seller Neighbour Shared Not known
	(c) at the rear?	Seller Neighbour Shared Not known
	(d) at the front?	Seller Neighbour Shared Not known
1.2	If the boundaries are irregular please indic reference to a plan:	ate ownership by written description or by
		N(A
1.3	Is the seller aware of any boundary feature moved in the last 10 years or during the se of ownership if longer? If Yes, please give	eller's period Yes No
1.4	During the seller's ownership, has any adja or property been purchased by the seller? If Yes, please give details:	

1.5	Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road, for example cellars under the pavement, overhanging eaves or covered walkways? If Yes, please give details:	Yes No
	See title	
1.6	Has any notice been received under the Party Wall etc. Act 1996 in respect of any shared/party boundaries? If Yes, please supply a copy, and give details of any works carried out or agreed:	Yes No Enclosed To follow
2.	Disputes and complaints	
2.1	Have there been any disputes or complaints regarding this property or a property nearby? If Yes, please give details:	Yes No
2.2	Is the seller aware of anything which might lead to a dispute about the property or a property nearby? If Yes, please give details:	Yes No
3.	Notices and proposals	
3.1	Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby? If Yes, please give details:	Yes No
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3.2	Is the seller aware of any proposals to develop property or land nearby, or of any proposals to make alterations to buildings nearby? If Yes, please give details:	Yes	No
4.	Alterations, planning and building	control	
form, comp prode author sche Perso	to seller: All relevant approvals and supporting paperwork ref such as listed building consents, planning permissions, Buildin pletion certificates should be provided. If the seller has had wor use the documentation authorising this. Copies may be obtained by the provider (e.g. FENSA or Gas Safe Register). Further informous Certificates can be found at: https://www.gov.uk/guidanceme-current-schemes-and-how-schemes-are-authorised	ng Regulations of ks carried out the d from the releve from the contra- nation about Con-	consents and le seller should rant local ctor or the mpetent
value follov inforr	to buyer: If any alterations or improvements have been made set for council tax, the sale of the property may trigger a revaluating completion of the sale, the property will be put into a higher mation about council tax valuation can be found at: //www.gov.uk/government/organisations/valuation-office-a	tion. This may ner council tax ba	nean that
4.1	Have any of the following changes been made to the who (including the garden)?	le or any part o	f the property
	(a) Building works (e.g. extension, loft or garage conversion, removal of internal walls). If Yes, please give details including dates of all work undertaken:	Yes	No
	(b) Change of use (e.g. from an office to a residence)	Yes	No Year
	(c) Installation of replacement windows, roof windows, roof lights, glazed doors since 1 April 2002	Yes	No Year
	(d) Addition of a conservatory	Yes	No Year

4.2	If Yes to any of the questions in 4.1 and if the work was undertaken during the seller's ownership of the property:		
	(a) please supply copies of the planning permissions, Building Regulations approvals and Completion Certificates, OR:		
	(b) if none were required, please explain why these were not development rights applied or the work was exempt from Bu	t required – e.g. permitted illding Regulations:	
		NA	
Furth	ner information about permitted development can be found at: s://www.planningportal.co.uk/info/200126/applications		
4.3	Are any of the works disclosed in 4.1 above unfinished? If Yes, please give details:	Yes No	
4.4	Is the seller aware of any breaches of planning permission conditions or Building Regulations consent conditions, unfinished work or work that does not have all necessary consents? If Yes, please give details:	Yes No	
4.5	Are there any planning or building control issues to resolve? If Yes, please give details:	Yes No	
4.6	Have solar panels been installed?	Yes No	
	If Yes:		
	(a) In what year were the solar panels installed?	Year	
	(b) Are the solar panels owned outright?	Yes No	
	(c) Has a long lease of the roof/air space been granted to a solar panel provider? If Yes, please supply copies of the relevant documents e.g. copies of electricity bills for feed in tariffs.	Yes No No Enclosed To follow	
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4.7	Is the property or any part of it:	3
	(a) a listed building?	Yes No
	(b) in a conservation area?	Yes No Not known
	If Yes, please supply copies of any relevant documents.	Enclosed To follow
4.8	Are any of the trees on the property subject to a Tree Preservation Order?	Yes No
	If Yes:	Not known
	(a) Have the terms of the Order been complied with?	Yes No Not known
	(b) Please supply a copy of any relevant documents.	Enclosed To follow
5.	Guarantees and warranties	
	e to seller: All available guarantees, warranties and supporting re exchange of contracts.	paperwork should be supplied
or m	to buyer: Some guarantees only operate to protect the perso ay not be valid if their terms have been breached. You may wi blish whether it is still trading and if so, whether the terms of th	sh to contact the company to
5.1	Does the property benefit from any of the following guar If Yes, please supply a copy.	antees or warranties?
	(a) New home warranty (e.g. NHBC or similar)	Yes No To follow
	(b) Damp proofing	Yes No Enclosed To follow
	(c) Timber treatment	Yes No Enclosed To follow
	(d) Windows, roof lights, roof windows or glazed doors	Yes No Enclosed To follow
	(e) Electrical work	Yes No Enclosed To follow
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	(f) Roofing(g) Central heating(h) Underpinning(i) Other (please state):	Yes No Enclosed To follow To follow To follow
5.2	Have any claims been made under any of these guarantees or warranties? If Yes, please give details:	Yes No
6. 6.1 6.2	Insurance Does the seller insure the property? If not, why not?	Yes No
6.3	If the property is a flat, does the landlord insure the building? Has any buildings insurance taken out by the seller ever	
	(a) subject to an abnormal rise in premiums?(b) subject to high excesses?	Yes No

	(c) subject to unusual conditions?	Yes	TNo
	(d) refused?	Yes	
	If Yes, please give details:		
		Application on the section	
6.5	Has the seller made any buildings insurance claims If Yes, please give details:	? Yes	-No
7.	Environmental matters		
Flo	oding		
infor www	e: Flooding may take a variety of forms: it may be seasonaurrence. The property does not need to be near a sea or rimation about flooding can be found at: w.gov.uk/government/organisations/department-for-enflood risk check can be found at:	ver for flooding to	occur. Further
	d our updated Flood Risk Practice Note at https://www.la rices/advice/practice-notes/flood-risk/	wsociety.org.uk	/support-
7.1	Has any part of the property (whether buildings or surrounding garden or land) ever been flooded? If Yes, please state when the flooding occurred and identify the parts that flooded:	Yes	No
If No	to question 7.1 please continue to 7.3 and do not ans	swer 7.2 below.	
7.2	What type of flooding occurred?		
	(a) Ground water	Yes	☐ No
	(b) Sewer flooding	Yes	No
	(c) Surface water	Yes	No
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	(d) Coastal flooding	Yes No
	(e) River flooding	Yes No
	(f) Other (please state):	
7.3	Has a Flood Risk Report been prepared? If Yes, please supply a copy.	Yes No Enclosed To follow
Furti Rep	ner information about the types of flooding and Flood Risk orts can be found at: www.gov.uk/government/organisations	/environment-agency.
Rac	lon	
Engl prop Rad	e: Radon is a naturally occurring inert radioactive gas found in the and and Wales are more adversely affected by it than others. Reflies with a test result above the 'recommended action level'. For can be found at: www.gov.uk/government/organisations/jwww.publichealthwales.wales.nhs.uk.	lemedial action is advised for Further information about
7.4	Has a Radon test been carried out on the property?	Yes No
	If Yes:	
	(a) please supply a copy of the report	Enclosed To follow
	(b) was the test result below the 'recommended action level'?	Yes No
7.5	Were any remedial measures undertaken on construction to reduce Radon gas levels in the property?	Yes No
Ene	ergy efficiency	
pror	e: An Energy Performance Certificate (EPC) is a document that perty's energy usage. Further information about EPCs can be fo s://www.gov.uk/buy-sell-your-home/energy-performance-co	und at:
7.6	Please supply a copy of the EPC for the property.	Enclosed To follow Already supplied

	Harris and tradella Constant and tradella Constant		
7.7	Have any installations in the property been financed under the Green Deal scheme? If Yes, please give details of all installations and supply a copy of your last electricity bill.	Yes No No Enclosed To follow	
	ner information about the Green Deal can be found at: v.gov.uk/green-deal-energy-saving-measures		
Jap	anese knotweed		
untre grou	e: Japanese knotweed is an invasive non-native plant that can ceated. The plant consists of visible above ground growth and an nd in the soil. It can take several years to control and manage the ment plan and rhizomes may remain alive below the soil even a	invisible rhizome (root) below arough a management and	
7.8	Is the property affected by Japanese knotweed?	Yes No Not known	
	If Yes, please state whether there is a Japanese knotweed management and treatment plan in place and supply a copy with any insurance cover linked to the plan.	Yes No Not known Enclosed To follow	
8.	Rights and informal arrangements		
Note: Rights and arrangements may relate to access or shared use. They may also include leases of less than seven years, rights to mines and minerals, manorial rights, chancel repair and similar matters. If you are uncertain about whether a right or arrangement is covered by this question, please ask your solicitor.			
8.1	Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a private road, a shared driveway, a boundary or drain? If Yes, please give details:	Yes No	
	See title for d	etails	
8.2	Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)? If Yes, please give details:	Yes No	
	See title for &	ilota	
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8.3	Has anyone taken steps to prevent access to the property, or to complain about or demand payment for access to the property? If Yes, please give details:	Yes	No
And a second sec			
8.4	Does the seller know if any of the following rights benefit	the property	" :
	(a) Rights of light	Yes	□ No
	(b) Rights of support from adjoining properties	Yes	No
	(c) Customary rights (e.g. rights deriving from local traditions)	Yes	No
8.5	Does the seller know if any of the following arrangements	affect the p	roperty:
	(a) Other people's rights to mines and minerals under the land	Yes	No
	(b) Chancel repair liability	Yes	No
	(c) Other people's rights to take things from the land (such as timber, hay or fish)	Yes	No
	If Yes, please give details:		
	but the Selle is an att	orner .	and has
8.6	Are there any other rights or arrangements affecting the property? This includes any rights of way. If Yes, please give details:	Yes	No

Services crossing the property or neighbouring property				
8.7	Do any drains, pipes or wires serving the property cross any neighbour's property?	Yes No		
8.8	Do any drains, pipes or wires leading to any neighbour's property cross the property?	Yes No Not known		
8.9	Is there any agreement or arrangement about drains, pipes or wires?	Yes No Not known		
	If Yes, please supply a copy or give details:	Enclosed To follow		
	See title			
9.	Parking			
9.1	What are the parking arrangements at the property?			
	the Spaces on Sike, I f	for Conistan for Two Ways		
9.2	Is the property in a controlled parking zone or within a local authority parking scheme?	Yes No Not known		
10.	Other charges			
Note: If the property is leasehold, details of lease expenses such as service charges and ground rent should be set out on the separate TA7 Leasehold Information Form. If the property is freehold, there may still be charges: for example, payments to a management company or for the use of a private drainage system.				
10.1	Does the seller have to pay any charges relating to the property (excluding any payments such as council tax, utility charges, etc.), for example payments to a management company? If Yes, please give details:	Yes No		
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11.	Occupiers	
11.1	Does the seller live at the property?	Yes No
11.2	Does anyone else, aged 17 or over, live at the property?	Yes No
If No belo	to question 11.2, please continue to section 12 'Services' a w.	and do not answer 11.3–11.5
11.3	Please give the full names of any occupiers (other than the	e sellers) aged 17 or over:
11.4	Are any of the occupiers (other than the sellers), aged 17 or over, tenants or lodgers?	Yes No
11.5	Is the property being sold with vacant possession?	Yes No
	If Yes, have all the occupiers aged 17 or over:	
	(a) agreed to leave prior to completion?	Yes No
	(b) agreed to sign the sale contract? If No, please supply other evidence that the property will be vacant on completion.	Yes No Follow
12.	Services	
relev can l	: If the seller does not have a certificate requested below this cant Competent Persons Scheme. Further information about Cope found at: https://www.gov.uk/guidance/competent-persor.how-schemes-are-authorised	mpetent Persons Schemes
Elec	ctricity	
12.1	Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?	Yes No
	If Yes, please state the year it was tested and provide a copy of the test certificate.	Year To follow
12.2	Has the property been rewired or had any electrical installation work carried out since 1 January 2005?	Yes No
	If Yes, please supply one of the following:	
	(a) a copy of the signed BS7671 Electrical Safety Certificate	Enclosed To follow
	(b) the installer's Building Regulations Compliance Certificate	Enclosed To follow
	(c) the Building Control Completion Certificate	Enclosed To follow

Central heating				
12.3	Does the property have a central heating sy	stem?	Yes No	
	If Yes:			
	(a) What type of system is it (e.g. mains gas, liquid gas, oil, electricity, etc.)?		CARS	
	(b) When was the heating system installed? If of 1 April 2005 please supply a copy of the 'completertificate' (e.g. CORGI or Gas Safe Register) of 'exceptional circumstances' form.	etion	Not known Enclosed To follow	
	(c) Is the heating system in good working order	?	Yes No	
	(d) In what year was the heating system last ser maintained? Please supply a copy of the inspec		202 Year Not known Enclosed To follow Not available	
Drai	nage and sewerage			
Note: Further information about drainage and sewerage can be found at: www.gov.uk/government/organisations/environment-agency				
12.4	Is the property connected to mains:			
	(a) foul water drainage?	Yes	No Not known	
	(b) surface water drainage?	Yes	No Not known	
If Yes to both questions in 12.4, please continue to section 13 'Connection to utilities and services' and do not answer 12.5–12.10 below.				
12.5	Is sewerage for the property provided by:			
	(a) a septic tank?		Yes No	
If the property is in England and you answered Yes to question 12.5 and your septic tank discharges directly into surface water, you must do one of the following as soon as possible:				
 connect to mains sewer install a drainage field (also known as an infiltration system) so the septic tank can discharge to ground instead replace your septic tank with a small sewage treatment plant 				
You must have plans in place to carry out this work within a reasonable timescale, typically 12 months.				
12.5.	12.5.1 When was the septic tank last replaced or upgraded?		Month Year	
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(b) a sewage treatment plant?	Yes No			
(c) cesspool?	Yes No			
12.6 Is the use of the septic tank, sewage treatment plant or cesspool shared with other properties? If Yes, how many properties share the system?	Yes No Properties share			
12.7 When was the system last emptied?	Year			
12.8 If the property is served by a sewage treatment plant, when was the treatment plant last serviced?	Year			
12.9 When was the system installed?	Year Year			
Note: Some systems installed after 1 January 1991 require Building Regulations approval, environmental permits or registration. Further information about permits and registration can be found at: www.gov.uk/government/organisations/environment-agency				
12.10 Is any part of the septic tank, sewage treatment plant (including any soakaway or outfall) or cesspool, or the access to it, outside the boundary of the property? If Yes, please supply a plan showing the location of the	Yes No No Enclosed To follow			
system and how access is obtained. Specific information about permits and general binding rules can be found at				
www.gov.uk/permits-you-need-for-septic-tanks				

13. Connection to utilities and services

Please mark the Yes or No boxes to show which of the following utilities and services are connected to the property and give details of any providers.

Mains electricity Yes No	Mains gas Yes No			
Provider's name OVO	Provider's name			
Location of meter HH4 CUPBEARD	Location of meter OUTSIDE IN COAL BUNKER			
Mains water Yes No	Mains sewerage Yes No			
Provider's name UNITED UTILITIE	Provider's name UNITED UTIVLITIES			
Location of stopcock In lower cupboard near back door.				
Location of meter, if any WONE.	v			
Telephone Yes No	Cable Yes No			
Provider's name NO PROVIDER	Provider's name			

14. Transaction information 14.1 Is this sale dependent on the seller completing the No Yes purchase of another property on the same day? 14.2 Does the seller have any special requirements about a Yes No moving date? If Yes, please give details: 14.3 Will the sale price be sufficient to repay all mortgages and charges secured on the property? No mortgage 14.4 Will the seller ensure that: (a) all rubbish is removed from the property (including from No the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition? (b) if light fittings are removed, the fittings will be replaced No with ceiling rose, flex, bulb holder and bulb? (c) reasonable care will be taken when removing any other No fittings or contents? (d) keys to all windows and doors and details of alarm codes No will be left at the property or with the estate agent? Dated Signed: Date Signed: Each seller shou



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



National Radiological Protection Board, Chilton, Didcot, Oxon OX11 ORQ. Tel: (01235) 831600 Telex: 837124 RADPRO G . Fax: (01235) 833891

Mr J Thomason Coniston, Park Road Grange-over-sands Cumbria LA11 7HO

Our ref: LA11 7HQ IN/DRL100

4 December 1996

Dear Mr Thomason

Radon in dwellings

I am writing to tell you the result of the radon measurements and whether you should consider further action.

You are probably aware that in January 1990 the National Radiological Protection Board, advised the Government that the Action Level for radon in homes should be 200 Bq m⁻³ (becquerel per cubic metre). The Government has accepted this advice.

The results from the detectors you returned, when corrected for typical seasonal variations, and assuming that the detectors were placed in accordance with our instruction leaflet, indicate an average radon level over the year of 80 Bq m⁻³. As this is below the Action Level it is not necessary to reduce the level further. The enclosed letter and booklet 'Radon: a Householder's Guide', from the Department of the Environment provide general information on radon.

As mentioned on page 6 of the Guide, the result is available only to you; it will not be disclosed by NRPB to anyone else without your written permission. You are, of course, free to give the result to anyone you choose.

Thank you for taking part in the radon programme.

Yours sincerely

P R Lomas Radon Survey

Enclosures



