

## Definitions

- 'Access roads' means any private road(s) giving access from the property to a public highway.
- 'Alterations' means work intended to change the function or appearance of a place or property.
- 'Building work' means any work listed in Regulation 3(1) of the Building Regulations 2010 and as amended in Wales since 2014.
- 'Buyer' means all buyers together where the property is being bought by more than one person.
- 'Commonhold' is a form of ownership for multi-occupancy developments. Each unit-holder owns the freehold of their home, and a commonhold or residents' association owns and manages the common parts of the property.
- 'Commonhold community statement' means a document which makes provision in relation to specified land for (a) the rights and duties of the commonhold association, and (b) the rights and duties of the unit-holders.
- 'Commonhold unit' means a commonhold unit specified in a commonhold community statement.
- 'Consent' means approval for matters affecting freehold title (for example a restrictive covenant) or leasehold title (such as for alterations).
- 'Freehold' means you own the property and the land it sits on.
- 'Flooding' means any case where land not normally covered by water becomes covered by water.
- 'Leasehold' means you do not own the land the property stands on. A lease is an agreement between you and the owner of the freehold or of another lease. The lease sets out what you can and cannot do as a leaseholder,
- 'Listed property' means a property of special architectural or historic interest as "listed" in the National Heritage List for England and the National Historic Assets of Wales.
- 'Planning documents' means any planning permissions, building regulations approvals and completion certificates or planning orders or documents,
- 'Property' includes all buildings and land within its boundaries.
- 'Restrictive covenant' means clause(s) in deed(s) or lease(s) that limits what the owner of the land or lease can do with the property.
- 'Sale contract' means the legal contract between the buyer and seller for the purchase/sale of the property. It is a legal document and once the contract is exchanged it is legally binding on all parties.
- 'Searches' includes reports in relation to a variety of matters covering topics such as local, planning and environmental.
- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Shared ownership' means you buy a share in a property with an organisation such as a housing association, to whom you will pay rent on the part you don't own. Most homes purchased through shared ownership are leasehold.
- 'Solicitor' includes, for the purposes of this form, 'conveyancer' as defined by HM Land Registry Practice Guide 67.

# TA6 PART 1

## PART A MATERIAL INFORMATION

### 1. Council Tax

What Council Tax band is the property in?

Band

### 2. Asking price

What is the asking price of the property you are selling?

£

### 3. Tenure, ownership and charges

3.1 Is your property freehold, leasehold, shared ownership or commonhold?

Please tick all that apply.

Note: Some freehold properties may have land or property that is also leased.

If you have a combination of tenures, please speak to your solicitor.

Freehold    Leasehold    Shared ownership    Commonhold

If 'Freehold', please go to question 3.17 and do not answer questions 3.2-3.16.

If 'Leasehold', please go to question 3.4 and do not answer questions 3.2-3.3.

If 'Commonhold', please go to question 3.13 and do not answer questions 3.2-3.12.

### Shared ownership

Note: Information about shared ownership is available at: <https://www.gov.uk/shared-ownership-scheme>

3.2 What share of the property do you own?

%

3.3 How much rent do you pay each year for the remaining share of the property?

£  / year

## Leasehold / Shared ownership

**Note:** Information about leasehold property is available at: <https://www.gov.uk/leasehold-property>. You will need a copy of your lease to answer these questions. If you do not have a copy of your lease, ask your solicitor for help.

3.4 What is the end date of your lease? (DD/MM/YYYY)

3.5 Have you applied to the landlord:

(a) for an extension of the lease?

 Yes  No

(b) to buy the freehold?

 Yes  No

(c) to vary the terms of the lease?

 Yes  No

If Yes to any question in 3.5(a)-(c), please provide details of when you applied and whether the application has been accepted:

## Ground rent

3.6 How much ground rent is due each year?

 £ / year

3.7 Does your lease say that the ground rent increases?

 Yes  No

If Yes, please give details of the next increase (date, frequency, amount):

If you don't have your lease, then your solicitor will be able to obtain a copy.

(a) Date of next increase: (DD/MM/YYYY)

(b) Frequency of increase:

(c) Amount you will pay after the increase (if known):

 £

(d) How is the increase calculated?

## Service charges

Note: Your lease should set out the way the service charge is organised and what can be charged. Service charges are usually for the maintenance and upkeep of the property, including common areas and gardens. Further information is available at: <https://www.gov.uk/leasehold-property/service-charges-and-other-expenses>

3.8 Does the lease require you to pay service charges?  Yes  No

(a) Have you paid service charges?  Yes  No

If No to both question 3.8 and 3.8(a), please continue to question 3.17 and do not answer questions 3.9-3.16

3.9 Please give the dates of your last annual service charge (DD/MM/YYYY) From  To:

3.10 How much was your last annual service charge? £

3.11 Is there a budget or known amount for the service charge this year?  Yes  No

If Yes, please provide any relevant documents, such as a service charge bill.  Attached  To follow

3.12 How frequently are the payments due? Please tick the appropriate box:  
 Monthly  Six monthly  
 Quarterly  Annually

## Commonhold

3.13 Please provide a copy of the commonhold community statement.  Attached  To follow

3.14 How many units are there in the commonhold?

3.15 How much does your unit pay annually under the commonhold assessment? £

3.16 Does the commonhold have a reserve fund?  Yes  No

How much does your unit pay annually into the reserve fund? £



## Other charges

**Note:** Question 3.17 refers to charges other than those payable under a lease. If the property is freehold, there can be additional charges, for example, payments to a management company or other person for the use of a private drainage system.

3.17 Do you have to pay any additional charges relating to the property (apart from council tax, utility charges, etc.), for example, payments to a management company or other person?

Yes  No

If Yes, please give details:

3.18 How much is due annually for these other charges?

£

## Access roads and footpaths

3.19 Do you have to pay anything towards the costs of maintaining access roads or footpaths?

Yes  No

If Yes, please give details of who payments are made to:

3.20 How much is due annually towards these costs?

£

## PART B MATERIAL INFORMATION

### 4. Physical characteristics of the property

4.1 Is the property a house, bungalow, flat or maisonette?

<input checked="" type="checkbox"/> House	<input type="checkbox"/> Bungalow
<input type="checkbox"/> Flat	<input type="checkbox"/> Maisonette

4.2 If a house or bungalow, is it detached, semi-detached, terraced or end of terrace?

<input type="checkbox"/> Detached	<input type="checkbox"/> Semi-detached
<input checked="" type="checkbox"/> Terraced	<input type="checkbox"/> End of terrace

4.3 What construction type or materials have been used in the property?

Note: This list is not exhaustive but may include, for example, brick and block, steel framed, timber framed, thatched, prefabricated. If you are unsure about the construction type or materials used, please say 'not known'.

TILED ROOF ; BRICK
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4.4 How many rooms does the property have?

Bedrooms	<input type="text" value="2"/>
Bathrooms	<input type="text" value="1"/>
Reception rooms	<input type="text" value="2"/>
Other	<input type="text"/>

If Other, please specify:

KITCHEN ; CLOAKROOM
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### 5. Utilities and services

5.1 Which of the following services are connected to the property?

Electricity:	<input checked="" type="checkbox"/> Mains	<input type="checkbox"/> Solar panels	<input type="checkbox"/> Wind turbine	<input type="checkbox"/> Other
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If Other, please specify:

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Water:	<input checked="" type="checkbox"/> Mains (metered)	<input type="checkbox"/> Mains (unmetered)	<input type="checkbox"/> Private water supply
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If private water supply, please give details:

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Sewerage:  Mains sewerage  Septic tank  Cesspool  
 Small sewage treatment plant

Heating:  Mains gas  Electric  Oil  LPG  Biofuel  
 Ground source heat pump  Air source heat pump  Other

If Other, please specify:

5.2 Which of the following services are available at the property?

Broadband:  Yes  No **BUT NOT CURRENTLY CONNECTED**  
Broadband type is available here: <https://www.openreach.com/fibre-checker>  
Broadband coverage is available here: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile signal:  Yes  No  
Mobile signal coverage is available here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Are there any known issues or areas of restricted coverage with the mobile signal?  Yes  No

If Yes, please give details:

6. Parking

6.1 Is off-road parking available?  Yes  No  
For example, is there a garage, allocated space or driveway?

Please specify the type of parking available **GARAGE + DRIVEWAY SPACE**

6.2 Is a permit required for on-road parking?  Yes  No  
For example, is the property in a controlled parking zone or within a local authority residents' parking scheme?

6.3 If a permit is required, what is the current annual charge?

6.4 Does the property have an electric vehicle (EV) charging point?  Yes  No

If Yes, please specify the make and its location:

## PART C MATERIAL INFORMATION

### 7. Building Safety

- 7.1 Are you aware of any defects or hazards at the property that might lead to a fire or a structural failure?

Yes  No

Note: This could include, for example, integrity of building materials used in construction of the property (e.g. asbestos, cladding), structural hazards (damaged roofs, balconies), or non-operative fire/smoke alarm systems.

If Yes, please give details:

- 7.2 If Yes, have urgent or essential works been recommended?

Yes  No

(a) Are there any proposals for these works to be carried out?

Yes  No

(b) Have these works been carried out?

Yes  No

If Yes, please provide further details and/or relevant documents.

Attached  To follow

### 8. Restrictions

#### Conservation area

- 8.1 Is the property (or any part of it) in a conservation area?

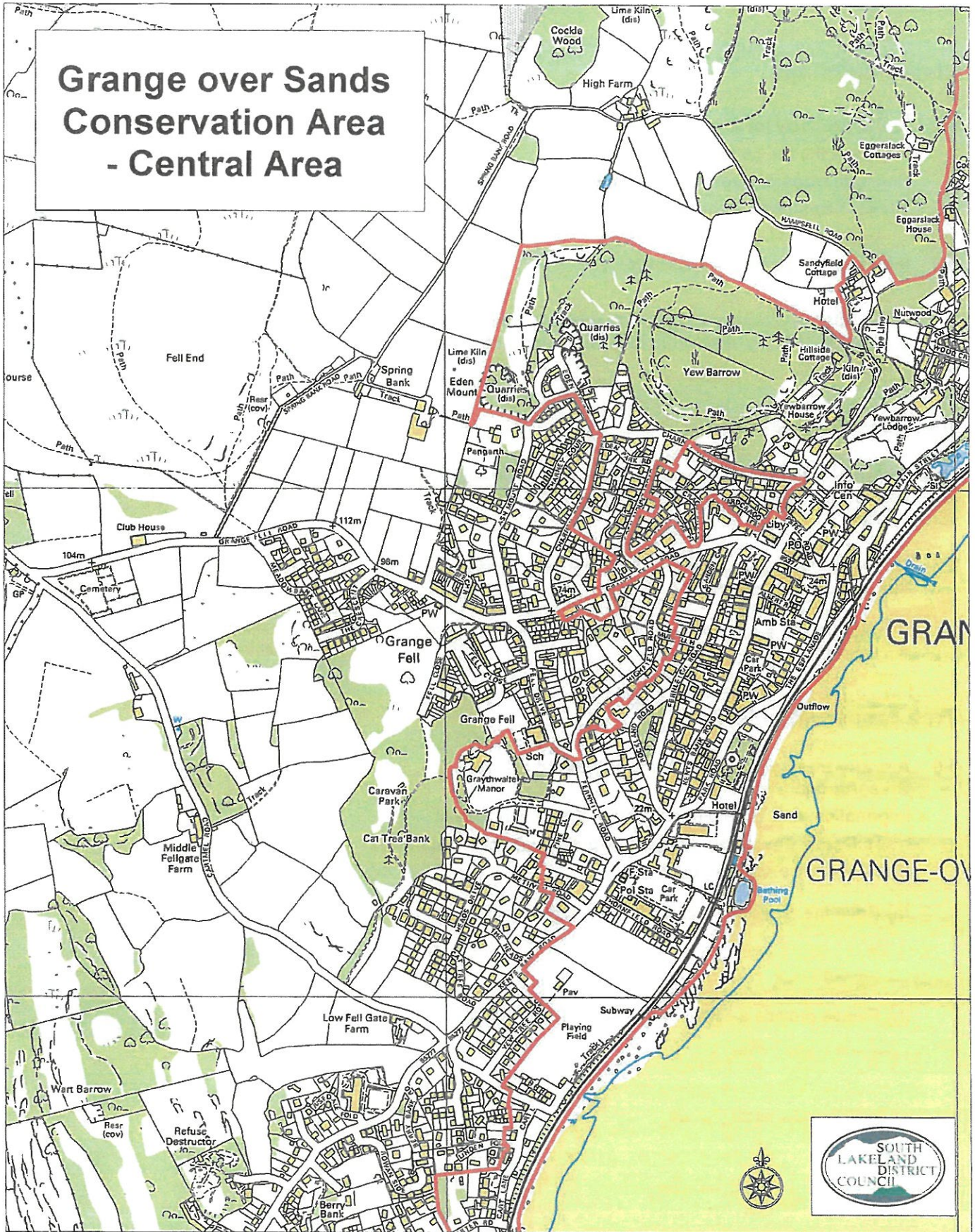
Yes  No  
 Not sure

If Yes, please supply a copy of any relevant documents:

Attached  To follow



# Grange over Sands Conservation Area - Central Area



This map shows the up-to-date Conservation Area boundary. Please note that this may differ from the boundary depicted in the Townscape Features and Architectural Quality maps attached to the Conservation Area Appraisal document, as changes to Conservation Area boundaries may have been made since that document was prepared.



## Listed buildings

8.2 Is the property (or any part of it) listed?

To check the list, go to:

England: <https://historicengland.org.uk/listing/the-list/>

Wales: <https://cadw.gov.wales/advice-support/cof-cymru/search-cadw-records>

Yes  No

8.3 If Yes, what grade is the listing?

Grade I  Grade II\*  Grade II

If Yes, please provide a copy of any relevant documents, e.g. notice of listing, letter from local authority confirming listing

Attached  To follow

## Restrictive covenants

**Note:** To answer this question, you will need a copy of your registered title document (if your title is registered at HM Land Registry) or your deeds (if it is not registered). If you don't have them, ask your solicitor.

8.4 Does your title contain any restrictive covenants affecting the use of the property?

Yes  No

Please provide a copy of your title and any other relevant documents

Attached  To follow

## Tree preservation orders

8.5 Are any trees on your property subject to a Tree Preservation Order?

Information about tree preservation orders is available at:

<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

Yes  No  
 Not sure

(a) Have the terms of the order been complied with?

Yes  No  
 Not sure

(b) Please provide a copy of any relevant documents.

Attached  To follow

## 9. Rights and informal arrangements

Note: Rights and arrangements may relate to access or shared use. They may also include 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.

- 9.1 Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Not known	

If Yes, please give details:

SEE TITLE DEEDS.
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- 9.2 Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a shared driveway, a boundary or drain?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Not known	

If Yes, please give details:

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- 9.3 Has anyone taken steps to prevent access to the property or complained about or demanded payment for access to the property?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If Yes, please give details:

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- 9.4 Do you know if any of the following rights benefit the property:

(a) Rights of light?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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(b) Rights of support from adjoining properties?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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(c) Customary rights (e.g. rights deriving from local traditions)?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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DON'T KNOW



9.5 Do you know if any of the following arrangements affect the property:

(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:

9.6 Do you know if there are any other rights or arrangements affecting the property? This includes any rights of way.

Yes  No

If Yes, please give details:

SEE TITLE DEEDS.

### Services crossing the property or neighbouring property

9.7 Do any drains, pipes or wires serving the property cross any neighbour's property?

Yes  No  
 Not known

9.8 Do any drains, pipes or wires leading to any neighbour's property cross the property?

Yes  No  
 Not known

9.9 Is there any agreement or arrangement about drains, pipes or wires?

Yes  No  
 Not known

If Yes, please supply a copy or give details:

Attached  To follow

## 10. Flood risk

Note: Flooding may take a variety of forms: it may be seasonal, irregular or simply a one-off event. The property does not need to be near a river or coast for flooding to occur.

### 10.1 What is the flood risk for the area around the property?

Information about the long-term flood risk for the area around the property is available at: <https://www.gov.uk/check-long-term-flood-risk>

'VERY LOW'

### 10.2 Has any part of the property (buildings, surrounding garden or land) ever been flooded?

Yes  No

(a) When did the flooding take place? (MM/YYYY)

(b) Which parts flooded?

(c) What type of flooding took place?

Ground Water	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Sewer flooding	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Surface water	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Coastal flooding	<input type="checkbox"/> Yes	<input type="checkbox"/> No
River flooding	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If Yes, please give details:

### 10.3 Are there any defences to prevent flooding installed at the property?

Yes  No

If Yes, please give details:

## Coastal erosion

Note: Information about how coastal erosion is being managed in an area is available at: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

- 10.4 If the property is near the coast, is there any known risk of coastal erosion affecting the property?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Not applicable	

Please give details:

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## 11. Outstanding building work or approvals

- 11.1 Are you aware of any breaches of planning permission conditions or building regulations consent conditions, unfinished work or work that does not have all necessary consents?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If Yes, please give details:

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- 11.2 Are there any planning or building control issues to resolve?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If Yes, please give details:

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## 12. Notices and proposals

- 12.1 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?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If Yes, please give details:

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12.2 Are you aware of any plans or proposals to develop property or land nearby?

Yes  No

If Yes, please give details:

12.3 Are you aware of any proposals to make alterations to or change the use of buildings nearby?

Yes  No

If Yes, please give details:

### 13. Accessibility

Does the property have:

(a) Step free access from the street to inside the property (e.g. ramps / lifts)?

Yes  No

(b) Wet room / level access shower?

Yes  No

(c) Lateral living (entrance level living accommodation)?

Yes  No

(d) Other accessibility adaptations?

Yes  No

If Yes to 13(a)-(d) please give details:

### 14. Coalfield or mining area

Note: Information about finding out if a property is affected by coal mining is available at: <https://www.gov.uk/check-if-property-is-affected-by-coal-mining> Your solicitor will also be able to help you with this information.

Are you aware of the property being on a past or present coalfield or directly impacted by the effect of other mining activity?

Yes  No



## TA6 PART 2

Note: *The Leasehold Information Form (TA7)* has additional questions for leasehold properties that will need to be completed.

### 15. Boundaries

Note: If the property is leasehold, section 15 or parts of it (questions 15.1 and 15.2) may not apply.

15.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:

(a) on the left? _____	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input checked="" type="checkbox"/> Not known
(b) on the right? _____	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input checked="" type="checkbox"/> Not known
(c) at the rear? _____	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input checked="" type="checkbox"/> Not known
(d) at the front? _____	<input type="checkbox"/> Seller	<input type="checkbox"/> Neighbour
	<input type="checkbox"/> Shared	<input checked="" type="checkbox"/> Not known

15.2 If the boundaries are irregular, please indicate ownership by written description or by reference to a plan:

Attached  To follow

SEE TITLE DEEDS.

15.3 Are you aware of any boundary feature having been moved in the last 10 years or during your period of ownership if longer?

Yes  No

If Yes, please give details:

15.4 During your ownership, has any adjacent land or property been purchased by you?

Yes  No

If Yes, please give details:

15.5 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?

Yes  No

If Yes, please give details:

15.6 Has any notice been received under the Party Wall etc. Act 1996 in respect of any shared/party boundaries?

Yes  No

If Yes, please supply a copy and give details of any works carried out or agreed:

Attached  To follow

## 16. Disputes and complaints

16.1 Have there been any disputes or complaints about your property or a property nearby?

Yes  No

If Yes, please give details such as when this took place and who was involved:

16.2 Are you aware of anything that might lead to a dispute about your property or a property nearby?

Yes  No

If Yes, please give details:

16.3 Do any neighbours or members of the public have the right to enter your property?

Yes  No

If Yes, please give details:

SEE TITLE DEEDS FOR ACCESS ARRANGEMENTS

## 17. Alterations, planning and building work

**Note to seller:** All relevant approvals and supporting paperwork referred to in this form, such as listed building consents, planning permissions, building regulations consents, and completion certificates, should be provided. If you have had works carried out, you should produce the documentation authorising this. Copies may be obtained from the relevant local authority website. Competent Person Certificates may be obtained from the contractor or the scheme provider (e.g. FENSA or Gas Safe Register). Further information about Competent Person Certificates can be found at: <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised>

**Note to buyer:** If any alterations or improvements have been made since the property was last valued for council tax, the sale of the property may trigger a revaluation. This may mean that following completion of the sale, the property will be put into a higher council tax band. Further information about council tax valuation can be found at: <https://www.gov.uk/government/organisations/valuation-office-agency>

### 17.1 Have you made or are you aware that any of the following changes have been or are being made to the property (including the garden)?

Please provide plans and details of any consents that were granted. If you are unsure, please ask or consult your solicitor.

(a) Installing replacement windows, roof windows, roof lights, glazed doors since 1 April 2002

 Yes  No

(b) Adding an extension

 Yes  No

(c) Adding a conservatory

 Yes  No

(d) Loft conversion

 Yes  No

(e) Garage conversion

 Yes  No

(f) Removal of internal walls

 Yes  No

(g) Adding insulation

 Yes  No

(h) Other building works or changes to the property

 Yes  No

### 17.2 If Yes to any of the questions in 17.1(a)-(h), please give details of the work and the date it was carried out, or state not known:

CONSERVATORY ROOF - 2018 (SEE ATTACHED CERTIFICATE)  
LOFT INSULATION - 2012 (SEE ATTACHED CERTIFICATE)

(a) Is this work completed?

 Yes  No



# Ultraframe

Transforming light and space

13/03/2018

Shirley Rothery  
2 Grayrigge Croft, Kents Bank Road  
Grange-over-Sands  
Cumbria  
LA11 7HD

Dear Shirley Rothery

Ultraframe Roof Certificate of Authenticity: 300028

We are pleased to enclose your Certificate of Authenticity, which verifies that your new conservatory has been fitted with a top quality roof from Ultraframe, the market leader in the design and manufacture of conservatory roofing systems

The Certificate is unique to your property and should now be kept in a safe place as, should you ever wish to sell your home, it can be used to reassure potential buyers of the high quality of the roof installed on your conservatory / orangery.

We have also enclosed a copy of the Ultraframe Conservatory Maintenance Handbook that gives lots of useful advice on how to care for your conservatory / orangery to ensure it gives you many years of enjoyment.

We hope that you are delighted with your new installation and that you will enjoy the limitless opportunities created by your new space.

If we can be of any further assistance please visit the Ultraframe website at [www.ultraframe-conservatories.co.uk](http://www.ultraframe-conservatories.co.uk) or call 01200 443311.

Yours sincerely



Adam Wilde  
Marketing Manager



If Yes, please supply a copy of the lease agreement.

Attached  To follow

(d) Do you have a maintenance agreement in place for the solar panels?

Yes  No

If Yes, please supply a copy of the agreement.

Attached  To follow

(e) Is there a battery for storing solar power?

Yes  No

If Yes, please provide the make, model and storage capacity in kWh of the battery:

(f) Do the solar photovoltaic (PV) cells feed into the National Grid?

Yes  No

(g) Is there a Feed-in Tariff (FIT) or Smart Export Guarantee (SEG) in place?

Yes  No

If Yes, please supply a copy of the agreement.

Attached  To follow

(h) Please provide a copy of the electricity bill showing the credit paid for the generation

Attached  To follow

(i) Please provide details of the procedure for assigning the benefit of the FIT or SEG agreement on completion of the purchase to the purchaser.

Attached  To follow

(j) Are the panels installed so they are not above the highest part of the roof (excluding the chimney) and project no more than 200mm from the roof slope or wall surface?

Yes  No

(k) Please provide a copy of the building regulations completions certificate or compliance certificate for the installation of the panels and generator.

Attached  To follow

(l) Is the roof of the property sufficient to meet the requirements of the additional weight of the PV cells installed?

Yes  No

If Yes, please provide us with the surveyor's calculations showing the structural adequacy of the roof frame.

Attached  To follow

## 18. Consent

Do you have consent for any matters that need permission in your deeds?

Check with your solicitor that all necessary consents in your deeds have been received. If you are not sure if permission is needed, ask your solicitor as soon as it is practical.

Yes  No  
 Not sure

Please give details:

## 19. Guarantees and warranties

**Note to seller:** All available guarantees, warranties and supporting paperwork should be supplied before exchange of contracts.

**Note to buyer:** Some guarantees only operate to protect the person who had the work carried out or may not be valid if their terms have been breached. You may wish to contact the company to establish whether it is still trading and, if so, whether the terms of the guarantee will apply to you.

**19.1 Does the property benefit from any of the following guarantees or warranties?  
If Yes, please supply a copy.**

(a) New home warranty (e.g. NHBC or similar)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(b) Damp proofing

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(c) Timber treatment

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(d) Windows, roof lights, roof windows or glazed doors

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> To follow

(e) Electrical work

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(f) Roofing

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(g) Heating system

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(h) Underpinning

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(i) Insulation

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow

(j) Other (please state):

Yes     No  
 Attached     To follow

19.2 Have any claims been made under any of these guarantees or warranties?

Yes     No

If Yes, please give details:

## 20. Insurance

20.1 Do you insure the property?

Yes     No

If No, who insures the property?

20.2 Have you ever had difficulty obtaining insurance for the property?

Yes     No

If Yes, please give details:

20.3 Has your property insurance ever been subject to special conditions?

Yes     No

If Yes, please give details:

20.4 Have you made any buildings insurance claims?

Yes     No

If Yes, please give details:

## 21. Occupiers

21.1 Do you live at the property?

Yes  No

21.2 Does anyone else, aged 17 or over, live at the property?

Yes  No

(a) Please state the full names of any occupiers (other than yourself) aged 17 or over:

<p><b>1</b> First name <input style="width: 90%;" type="text"/></p> <p>Middle name(s) <input style="width: 90%;" type="text"/></p> <p>Last name <input style="width: 90%;" type="text"/></p>	<p><b>2</b> First name <input style="width: 90%;" type="text"/></p> <p>Middle name(s) <input style="width: 90%;" type="text"/></p> <p>Last name <input style="width: 90%;" type="text"/></p>
<p><b>3</b> First name <input style="width: 90%;" type="text"/></p> <p>Middle name(s) <input style="width: 90%;" type="text"/></p> <p>Last name <input style="width: 90%;" type="text"/></p>	<p><b>4</b> First name <input style="width: 90%;" type="text"/></p> <p>Middle name(s) <input style="width: 90%;" type="text"/></p> <p>Last name <input style="width: 90%;" type="text"/></p>

(b) Are any of the occupiers who are aged 17 or over (other than yourself) tenants or lodgers?

Yes  No

21.3 Is the property being sold with vacant possession?

When buying or selling a property, 'vacant possession' means it will be empty of all occupiers and emptied of anything not contracted to remain on the day of completion e.g. all possessions, furniture and rubbish.

Yes  No

21.4 Have all the occupiers aged 17 or over agreed to sign the sale contract?

Yes  No

21.5 If the property is not being sold with vacant possession, please provide details of all occupiers and copies of their tenancy agreements.

Attached  To follow



## 22. Connection to services

22.1 Please give details for each of the services that are connected to the property:

<b>Mains electricity</b>	
Provider's name	OVO
Location of meter	UNDERSTAIRS CUPBOARD
MPAN number	

<b>Mains gas</b>	
Provider's name	OVO
Location of meter	FRONT WALL OF HOUSE
MPRN number	

<b>Mains water</b>	
Provider's name	UNITED UTILITIES
Location of stopcock	UNDER KITCHEN SINK
Location of meter (if any)	IN PAVEMENT AT FRONT OF HOUSE

<b>Mains sewerage</b>	
Provider's name	UNITED UTILITIES.

<b>Small sewage treatment plant</b>	
Provider's name	
Make / model	
Service provider's name	

<b>Telephone</b>	
Provider's name	n/a.

<b>Broadband</b>	
Provider's name	n/a



**Ground and air source heat pumps**

Provider's name

Make / model

Service provider's name

If there are any 'Other' services listed in question 5.1, please give details:

**Electricity**

Note: If the seller does not have the certificate requested below, this can be obtained from the relevant Competent Person Scheme. Further information about Competent Person Schemes can be found at: <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorized>

22.2 Has the whole or any part of the electrical installation been tested by a qualified and registered electrician? **DON'T KNOW**  Yes  No

If Yes, please state the year it was tested and provide a copy of the test certificate.

Year  
 Attached  To follow

22.3 Has the property been rewired or had any electrical installation work carried out since 1 January 2005? **DON'T KNOW**  Yes  No  Not known

If Yes, please supply one of the following:

- (a) a copy of the signed BS7671 Electrical Safety Certificate  Attached  To follow
- (b) the installer's Building Regulations Compliance Certificate  Attached  To follow
- (c) the Building Control Completion Certificate  Attached  To follow

**Heating**

22.4 How is the property heated?  
 Please tick all that apply

<input checked="" type="checkbox"/> Mains gas	<input type="checkbox"/> Oil	<input type="checkbox"/> Heat pumps
<input type="checkbox"/> Liquid gas	<input type="checkbox"/> Electricity	<input type="checkbox"/> Underfloor
<input type="checkbox"/> Woodburning / multi-fuel stove	<input type="checkbox"/> Other	

- (a) When was the boiler installed? (DD/MM/YYYY)  Date  Not known
- (b) When was the heating system installed? (DD/MM/YYYY)  Date  Not known
- (c) Please supply the installation documentation e.g. Gas Safe Register or CORGI certificates for gas boilers and compliance certificates (e.g. HETAS) for other appliances.  Attached  To follow
- (d) Is the boiler/heating system in good working order?  Yes  No
- (e) In what year was the boiler/heating system last serviced/maintained?  Year  Not known
- (f) Please supply a copy of the inspection report.  Attached  To follow  
 Not available
- (g) If there is more than one heating system, please attach answers to 22.4(a)-(f) separately  Attached  To follow

## Drainage and sewerage

**Note:** General information about discharges to surface water and groundwater and environmental permits can be found at: <https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>

**Note:** Information about planning permission, building regulations, general binding rules, and permits governing septic tanks, sewage treatment plants, and cesspools can be found at: [www.gov.uk/permits-you-need-for-septic-tanks](http://www.gov.uk/permits-you-need-for-septic-tanks)

### 22.5 Is the property connected to mains:

- (a) foul water drainage?  Yes  No  Not known
- (b) surface water drainage?  Yes  No  Not known

### 22.6 Is sewerage for any part of the property provided by:

- (a) a septic tank?  Yes  No
- (b) a sewage treatment plant?  Yes  No
- (c) cesspool?  Yes  No

If your answer is Yes to any question in 22.6(a)-(c), please answer questions 22.7-22.14 below. Otherwise continue to question 23.

22.7 When was the system installed? (MM/YYYY)  Month/Year

- 22.8 When was the sewerage system last replaced or upgraded? (MM/YYYY)  Month/Year
- 22.9 If a cesspool, when was the container last emptied? (MM/YYYY)  Month/Year
- 22.10 If the property is served by a sewage treatment plant, when was the treatment plant last serviced? (MM/YYYY)  Month/Year
- 22.11 Does the sewerage system discharge to the ground or to surface water?  Ground  Surface water
- 22.12 If the sewerage system discharges to the ground, does it have an infiltration system?  Yes  No
- 22.13 Is the use of the sewerage system shared with other properties? If Yes, how many properties share the system?  Yes  No  
 Properties share
- 22.14 Is any part of the sewerage system, or the access to it, outside the boundary of the property? If Yes, please supply a plan showing the location of the system and how access is obtained.  Yes  No  
 Attached  To follow

### 23. Environmental matters

#### Energy efficiency

Note: An Energy Performance Certificate (EPC) is a document that gives information about a property's energy usage. Further information about EPCs can be found at: <https://www.gov.uk/buy-sell-your-home/energy-performance-certificates>

- 23.1 Please supply a copy of the EPC for the property  Attached  To follow
- 23.2 Have any installations in the property been financed under the Green Deal scheme?  Yes  No
- If Yes, please give details of all installations and supply a copy of your last electricity bill.  Attached  To follow



## Japanese knotweed

Note: Please see the *Explanatory Notes for Sellers and Buyers* for further information about Japanese knotweed.

23.3 Is the property, or an area adjacent to or abutting the boundary, 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  
 Attached  To follow

## Radon

Note: Radon is a naturally occurring inert radioactive gas found in the ground. Some parts of England and Wales are more adversely affected by it than others. Remedial action is advised for properties with a test result above the 'recommended action level'. Further information about Radon can be found at: <https://www.gov.uk/government/collections/radon>

23.4 Has a Radon test been carried out on the property?

Yes  No

If Yes:

(a) please supply a copy of the report

Attached  To follow

(b) was the test result below the 'recommended action level'?

Yes  No

23.5 Were any remedial measures undertaken on construction to reduce Radon gas levels in the property?

Yes  No  
 Not known

## 24. Transaction information

24.1 Is the sale dependent on the seller completing the purchase of another property on the same day?

Yes  No

24.2 Does the seller have any special requirements about a moving date? If Yes, please give details:

Yes  No

24.3 Will the sale price be sufficient to repay all mortgages and charges secured on the property?

Yes  No  
 No mortgage

24.4 Will the seller ensure that:

(a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?

Yes  No

(b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?

Yes  No

(c) reasonable care will be taken when removing any other fittings or contents?

Yes  No

(d) keys to all windows and doors and details of alarm codes will be left at the property or with the estate agent?

Yes  No

25. Additional information

If there is any further information about any of your answers on this form, please provide them below and/or supply additional documents.

Attached  To follow

[Empty box for additional information]

Please tick to confirm:

I/We have considered the answers given on this form carefully and understand they will be relied upon by the buyer.

Each seller should sign this form.

S \_\_\_\_\_  
S \_\_\_\_\_  
S \_\_\_\_\_  
Signature \_\_\_\_\_

Dated: 22-11-24  
Dated: \_\_\_\_\_  
Dated: \_\_\_\_\_  
Dated: \_\_\_\_\_