

1. Boundaries

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

1.1 Looking towards the property from the road, who owns or accepts responsibility 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 indicate ownership by written description or by reference to a plan:

Boundary plan (Appendix A) attached

1.3 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, please give details:

☐ Yes ☒ No

1.4 During the seller's ownership, has any adjacent land or property been purchased by the seller? If Yes, please give details:

☐ Yes ☒ No

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

- 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

AS per letter - work is not yet complete
Neighbours keep us informed of progress

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

2 years ago (approx) outline planning permission was sought to develop the meadow on the other side of the Village Green. This was withdrawn

- 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

Note to seller: All relevant approvals and supporting paperwork referred to in section 4 of this form, such as listed building consents, planning permissions, Building Regulations consents and completion certificates should be provided. If the seller has had works carried out the seller should produce the documentation authorising this. Copies may be obtained from the relevant local authority website. Competent Persons Certificates may be obtained from the contractor or the scheme provider (e.g. FENSA or Gas Safe Register). Further information about Competent Persons 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>

4.1 Have any of the following changes been made to the whole or any part of the property (including the garden)?

- (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

En suite bathroom installed on 3rd floor
c. 2008/9

- (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

200 - 14 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 required - e.g. permitted development rights applied or the work was exempt from Building Regulations:

exempt from building regulations

Further information about permitted development can be found at:

<https://www.planningportal.co.uk/info/200126/applications>

4.3 Are any of the works disclosed in 4.1 above unfinished?

☐ Yes

☒ No

If Yes, please give details:

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

☐ Enclosed

☐ To follow

4.7 Is the property or any part of it:

(a) a listed building?

☐ Yes

☒ No

☐ Not known

(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
☐ Not known

If Yes:

(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

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.

5.1 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)

NA

☐ Yes ☒ No
☐ Enclosed ☐ To follow

(b) Damp proofing

NA

☐ Yes ☒ No
☐ Enclosed ☐ To follow

(c) Timber treatment

copy

☒ Yes ☐ No
☒ Enclosed ☐ To follow

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

expired

☐ Yes ☒ No
☐ Enclosed ☐ To follow

(e) Electrical work

☐ Yes ☒ No
☐ Enclosed ☐ To follow

(f) Roofing

☐ Yes ☒ No
☐ Enclosed ☐ To follow

(g) Central heating

☐ Yes ☒ No
☐ Enclosed ☐ To follow

(h) Underpinning

NA

☐ Yes ☒ No
☐ Enclosed ☐ To follow

(i) Other (please state):

☐ Yes ☒ No
☐ Enclosed ☐ To follow

5.2 Have any claims been made under any of these guarantees or warranties? If Yes, please give details:

☐ Yes ☒ No

6. Insurance

6.1 Does the seller insure the property?

☒ Yes ☐ No

6.2 If not, why not?

6.3 If the property is a flat, does the landlord insure the building?

☐ Yes ☐ No

6.4 Has any buildings insurance taken out by the seller ever been:

(a) subject to an abnormal rise in premiums? ☐ Yes ☒ No

(b) subject to high excesses? ☐ Yes ☒ No

(c) subject to unusual conditions? ☐ Yes ☒ No

(d) refused? ☐ Yes ☒ No

If Yes, please give details:

6.5 Has the seller made any buildings insurance claims?

☒ Yes ☐ No

If Yes, please give details:

Storm damage to the garden shed fellamp
Storm Arwen

7. Environmental matters

Flooding

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

Further information about flooding can be found at:

www.gov.uk/government/organisations/departments-for-environment-food-rural-affairs.

The flood risk check can be found at: www.gov.uk/check-flood-risk.

Read our updated Flood Risk Practice Note at <https://www.lawsociety.org.uk/support-services/advice/practice-notes/flood-risk/>

- 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 answer 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

(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

Further information about the types of flooding and Flood Risk

Reports can be found at: www.gov.uk/government/organisations/environment-agency.

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: www.gov.uk/government/organisations/public-health-england and www.publichealthwales.wales.nhs.uk.

- 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
☐ Not known

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>

7.6 Please supply a copy of the EPC for the property.

- ☐ Enclosed ☒ To follow
☐ Already supplied

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
☐ Enclosed ☐ To follow

Further information about the Green Deal can be found at:
www.gov.uk/green-deal-energy-saving-measures

Japanese knotweed

Note: Japanese knotweed is an invasive non-native plant that can cause damage to property if left untreated. The plant consists of visible above ground growth and an invisible rhizome (root) below ground in the soil. It can take several years to control and manage through a management and treatment plan and rhizomes may remain alive below the soil even after treatment.

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

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

Right of way up the side of the property to access the back door and the garage

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

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 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:

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

We hold a DEED OF RELEASE dated 20 June 1995 allowing our neighbours at Greenfield house access to our back garden to repair their boundary

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
☐ Not known

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

9. Parking

9.1 What are the parking arrangements at the property?

Public road and a garage.

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

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 to question 11.2, please continue to section 12 'Services' and do not answer 11.3-11.5 below.

11.3 Please give the full names of any occupiers (other than the sellers) aged 17 or over:

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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
☐ Enclosed ☐ To follow

12. Services

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

Electricity

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
☐ Enclosed ☐ To follow

12.2 Has the property been rewired or had any electrical installation work carried out since 1 January 2005? ☒ Yes ☐ No
☐ Not known

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

→ DCP2 in compliance with BS7671

Central heating

12.3 Does the property have a central heating system?

☒ Yes☐ No

If Yes:

(a) What type of system is it (e.g. mains gas, liquid gas, oil, electricity, etc.)?

LPG

(b) When was the heating system installed? If on or after 1 April 2005 please supply a copy of the 'completion certificate' (e.g. CORGI or Gas Safe Register) or the 'exceptional circumstances' form.

26/02/2009 Date

☐ 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 serviced/maintained? Please supply a copy of the inspection report.

2023 Year

☐ Not known☐ Enclosed ☐ To follow☒ Not available

Drainage 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.

12.5.1 When was the septic tank last replaced or upgraded?

Month

Year

(b) a sewage treatment plant?

☐ Yes☐ No

(c) cesspool?

☐ Yes☐ No