

BARTON FLEMING

6 SPRINGFIELDS OX25 2TH

PROPERTY:

Client:

Date:

4/1/24

Electricity:

Do you have an in-date Electrical Safety Inspection Report? Yes/No

LESS THAN 10 YRS OLD

(N.B. Your solicitor will need this. Electrical Reports normally have a shelf life of 3 years or 10 years for new properties/electrical installations and are sometimes referred to as NECIEC reports. Satisfactory reports are often a requirement for banks and building societies to advance mortgage funding and it is becoming the norm to supply them to a buyer as standard.)

Parking:

On-the-Plot: No. of spaces including inside any garage: 3 Garage / Driveway / Off-Road

Off-the-Plot: No. of spaces including inside any garage: Garage-in-Block / Driveway / Allotment / Off Road / Communal /

Does the property come with a private electrical car charging point? Yes/No

Issues:

Are there any issues from a health and safety perspective? Yes/No

(e.g. Radon Gas, Asbestos, Penetrating or rising damp or condensation, Wet or dry rot, Electrical, Gas, Sewerage or drainage, Animal or plant infestation or nesting, Trees or plants, Subsidence or heave, Roofing or guttering, Glazing & doors) or other:

Rights etc.:

Are there any Rights, Restrictions, Covenants or Wayleaves within the title or, which the property is affected by, that might reasonably deter an average buyer from considering the property? Yes/No Details: BUILDERS COVENANTS

Flooding:

Has the property been exposed to flooding in the past 5 years or has insurance ever been refused on grounds of flood risk? Yes/No

Disabled Access:

Does the property have any provisions for disabled or limited mobility access? Yes/No

Planning:

Are there any outstanding planning applications for the property? Yes/No

Has any planning application been refused? Yes/No

(N.B. If you have architects' drawings for the property that you think may help with marketing then please make them available to us.)

Declaration:

I declare that I am the lawful owner of this property and to the best of my knowledge the information I have given here is accurate.

Signed:

Print:

Date:

4/1/24

BARTON FLEMING

PROPERTY: 6 SPRINGFIELDS OX25 2AH
Client: [REDACTED]
Date: 4/1/24

As required by the Trading Standards Office

Material Information:

Title: Freehold Freehold with Fees
Leasehold / Leasehold with Commonly held Freehold Share / Leasehold with reciprocating freehold titles (in the case of pairs of maisonettes).

Is the property listed or in a conservation area? Yes / No

E.P.C. Does the property have an in-date Energy Performance Certificate? Yes / No **85 B**
On the register / Out of date / Needs renewing / Never had an EPC.

Council Tax: Band: F Amount per annum: £ 3088 Council: CHICHESTER

Asking Price: £ 520,000 Tag Line: No

Construction: Standard Prefabricated / Steel Frame / Timber / Other Non-Standard
Other: _____

Mains Supplies: Electricity Yes / No
Water Yes / No
Waste-Water Sewerage Yes / No
Mains Gas: Yes / No
Telephone: Yes / No
Broadband Yes / No

Broadband: Fibre to the property / Fibre to the cabinet / Copper wire / Dish to Mast / None
Speed: Standard (10-11 Mbps) / Superfast (24Mbps to 300 Mbps) / Ultrafast (above 300 Mbps)
Current Supplier: SKY 59 Mbps

Heating Type: Mains Gas / Mains Electricity / Oil / LPG / Wood Burner / Solid Fuel
Ground Source Heat Pump / Air Source Heat Pump / Electricity from Solar Panels

If Gas: Has the heating/hob/fire been serviced in the past 10 months? Yes / No

Do you have documentary evidence to support this in the form of an invoice/service record/landlord's gas safety certificate? Yes / No WILL PROVIDE

If Stove: If you have a wood-burner/multifuel stove, do you have a HETAS certificate? Yes / No

(N.B. Your solicitor will need these documents. Satisfactory gas service reports and HETAS certificates are often a requirement for banks and building societies to advance mortgage funding and it is becoming the norm to supply them to a buyer as standard. In the case of electrical heating a NEC/IEC report may be required.)