

BARTON FLEMING

PROPERTY: Holly Tree Cottage
Client: [REDACTED]
Date: 17/12/2023

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.
On the register / Out of date / Needs renewing / Never had an EPC.

Council Tax: Band: E Amount per annum: £ 2,613 Council: Cherwell

Asking Price: £ 525k Tag Line: _____

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

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: _____

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

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 NECIEC report maybe required.)

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Electrics: Do you have an in-date Electrical Safety Inspection Report? Yes / No Pending 3rd Jan 2024

(N.B. Your solicitor will need this. Electrical Reports normally have a shelf life of 5 years or 10 years for new properties/electrical installations and are sometimes referred to as NECEIC 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: 1 Garage Driveway / Off-Road

Off-the-Plot: No. of spaces including inside any garage: 0 Garage-in-Block / Driveway / Allocated Space(s) / Off Road / Communal /: N/a

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: _____

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: [REDACTED]

Print: [REDACTED]

Date: 17/12/2023