

BARTON FLEMING

PROPERTY: LEA HOUSE

Client: [REDACTED]

Date: 08/01/2024

As required by Trading Standards

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).
(ring the appropriate answer(s))

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On the register / Out of date / Needs renewing / Never had an EPC.
(ring the appropriate answer(s))

Council Tax: Band: _____ Amount per annum: £ _____ Council: CHERWELL DC

Asking Price: £ 675,000 Tag Line: _____

Construction: Standard Prefabricated / Steel Frame / Timber / Other Non-Standard
(ring the appropriate answer(s))

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: _____
(ring the appropriate answer(s)) BT.

Heating Type: Mains Gas to radiators / Mains Gas to warm air / Mains Electricity to storage heaters /
Plug-in electric radiators Oil / LPG / Wood Burner Solid Fuel - OPEN FIRE
Ground Source Heat Pump / Air Source Heat Pump / Electricity from Solar Panels
(ring the appropriate answer(s))

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

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

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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: 2 Garage-in-Block Driveway
Allocated Space(s) / Off Road / Communal /: _____

Does the property come with a private electrical car charging point? Yes No *Wired ready for installation*

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? Yes No Details: _____

Details to follow. - Main covenant relates to shared driveway

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

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: 08/01/24