

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY: 8 Westholm Court  
Client: [REDACTED]  
Date: 21-1-26

As required by Trading Standards

## Material Information:

Title: Leasehold / Freehold with Fees / 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On the register / Out of date / Needs renewing / Never had an EPC.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: 1 Amount per annum: £ 1000 Council: 1

Asking Price: £ 165k Tag Line: \_\_\_\_\_

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

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

Broadband Speed: Fibre to the property / Fibre to the cabinet / Copper wire / Dish to Mast / None  
Standard (10-11 Mbps) / Superfast (24Mbps to 300 Mbps) / Ultrafast (above 300 Mbps)  
Current Supplier: \_\_\_\_\_ NOT KNOWN  
(ring the appropriate answer(s))

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  
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

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY: 8 Westholm Court.  
Client: Nick KENDALL  
Date: 21-1-24

Parking: On-the-Plot: No. of spaces including inside any garage: \_\_\_ Garage / Driveway / Off-Road  
Off-the-Plot: No. of spaces including inside any garage: \_\_\_ Garage-in-Block / Driveway /  
Allocated Space(s) / Off Road / Communal /: Communal Allocated  
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? 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

### 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: [Signature]

Print: KENDALL

Date: 21-1-24