

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY:

13 The Crescent, Steeple Aston ^{DX25} ~~DX13~~ ASL

Material Information:

Notice:

The answers you give here will be published by us within the advertising material for the property, web listings, brochures etc., and viewed by the public. Much of the information is a requirement under Trading Standards legislation and your property cannot be marketed without it. Other parts are designed to speed up the legal process and highlight issues early. You can make side notes where appropriate. If you are unsure of any answer, make a side note.

TITLE:

For Freehold

Titles only: Freehold without fees OR Freehold with fees

Is there a management company? ~~Yes~~/No
If so, who is the management company? _____
If so, what are the management charges? _____
How often are charges paid? _____

~~For Leasehold~~

~~Titles only: Leasehold / Leasehold with Commonly held Freehold Share / Leasehold with reciprocating freehold titles (in the case of pairs of maisonettes).
(ring the appropriate answer(s))~~

~~Who is the freeholder? _____~~

~~What is the Start date of the lease? _____
How long is the term of the lease? _____~~

~~How much is the Ground Rent? £ _____ and when is it payable? _____
When is the ground rent reviewed? _____ and by how much? _____~~

~~Who is the management company? _____
What are the management fees? _____
How often are charges paid? _____~~

Help to Buy: Was the property purchased and still subject to a government Help to Buy scheme? ~~Yes~~/No

Shared

Ownership: Is the property owned under shared ownership with a housing association? ~~Yes~~/No
If yes, which housing association? _____

LOCAL AUTHORITY LISTING / CONSERVATION AREAS:

Listing: Is the property listed? ~~Yes~~ No Grade 1 star / Grade 1 / Grade 2

Conservation: Is the property in a conservation area? ~~Yes~~/No
This is often in addition to being listed.

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MORTGAGE: Is the property mortgaged? ~~Yes~~/No

If yes, does it form part of a portfolio lending product? Yes / No

(This is rare but can be case for buy-to-let landlords with multiple properties and consent will need to be sought to release this property from the portfolio from the current lender)

Are there any 2nd charges? Yes /No

(This can be from additional lending from banks, or family members etc.)

E.P.C. Does the property have an in-date Energy Performance Certificate? ~~Yes~~ / No.

On the register / Out of date / Needs renewing due to improvements / Never had an EPC.
Link to the register: <https://www.gov.uk/find-energy-certificate>

COUNCIL TAX:

Band: _____ Amount per annum: £ _____ Council: CHERWELL DC
Link to Council Tax Checker: <https://www.gov.uk/council-tax-bands>

CONSTRUCTION:

Type: Standard / Prefabricated / Steel Frame / Timber / Other Non-Standard

Extension: Has the property ever been extended? Yes / No
If yes, was it extended while you have owned it? ~~Yes~~ / No
Does planning permission exist for the extension? Yes / No
Was the extension built without planning but under permitted development? Yes / No
Was a Building Control Application made? Yes / No
Do you have a Building Control Completion Certificate for the extension? Yes / No

*If you are unsure, the building control section of Cherwell District Council's website may help.
<https://planningregister.cherwell.gov.uk/Search/UPRNAApplicationSearch>
Enter your postcode and select your address then you can search Building Control Applications.*

SERVICES:

Mains Supplies: Electricity Yes / ~~No~~
Water Yes / ~~No~~
Waste-Water Sewerage Yes / ~~No~~ - If no is there a Septic Tank? Yes / No
Mains Gas: Yes / ~~No~~ - If no is there LPG Yes / No
Telephone: Yes / ~~No~~
Broadband ~~Yes~~ / ~~No~~ NOW DISCONNECTED ?

Broadband: Fibre to the property / Fibre to the cabinet / Copper wire / Mast to dish / None
Speed: Standard (10-11 Mbps) / Superfast (24Mbps to 300 Mbps) / Ultrafast (above 300 Mbps) ? NOT KNOWN
Current Supplier: was sky

Speed Test: *Where possible this needs to be conducted by a member of the Barton Fleming staff during the listing appointment. Please have the router name and password to hand.*

Time: _____ Date: _____ Recorded Speed: _____ (Mbps)

NO ROUTER SINCE CONTRACT TERMINATED IN 2023

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HEATING

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
If you plan to service it soon, make a side note here and ask the engineer to service the gas hob and fire as well, if you have one.

Do you have documentary evidence to support a service in the form of an invoice or service record stamp or letter from a service engineer? Yes ~~No~~ u British Gas service, 2023

Do you have an in-date Gas Safety Certificate? ~~Yes~~ No
A Gas Safety Certificate is usually issued to a landlord of a rented property. If your home is your residence, you may not have this and in that case, it is not a problem.

Roughly how old is the boiler?

Newly Installed / Under 1 year/ 1-2 years / 2-5 years / 5-10 years / over 10 years / over 15 years / over 20 years. 3/2011

Is the boiler in good working order? Yes / ~~No~~

For those with replacement boilers

Do you have a Building Control Certificate for the installation of the new boiler? Yes ~~No~~
(Often this is a Gas Safe issued White, Yellow & Grey coloured A4 letter posted to you.)

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
(Often there is a sticker on the fuse board giving an inspection date and when it is next due for re-inspection. Some mortgage lenders are insisting on in-date reports being provided)

Solar Panels: Does the property have solar panels? ~~Yes~~ / No
If yes, are they owned by you or rented? Owned outright / Rented with air space lease

WINDOWS: If you have replacement windows they need to be covered by either one of three types of documentation if they were fitted after April 1st 2002:- Fitted August 2002

Do you have a FENSA certificate? ~~Yes~~ / No

Do you have a CERTAS certificate? ~~Yes~~ / No

FITTED JUNE 2007

Do you have a local council issued building control certificate? ~~Yes~~ / No

In the absence of any of the above, your solicitor will require either a retrospectively issued building control certificate which will require you calling out the building inspector or sometimes an indemnity policy which can be sourced by your solicitor may be an alternative solution. Ask your solicitor about this as soon as you instruct them to act for you.

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THE ROOF:

Loft

Conversion: Has the property had a loft conversion? ~~Yes~~ / No

If yes, has it a building control completion certificate? Yes / No

If a building control certificate does not exist then the loft space is classed as uninhabitable space by the council, mortgage lenders and estate agents by law.

Ladder: Does the loft have a fitted drop-down ladder? ~~Yes~~ / No

Light: Does the loft have a hardwired light on either a 'rocker' or a 'pull-chord' switch. ~~Yes~~ / No.

Boarding: What fixed boarding does the loft have? (None / Around the hatch only / Partly boarded / Fully boarded (all the way to the edge) Is it on stilts? Yes / No

Insulation: What insulation does the loft have? (100mm / 200mm / 270mm / 300mm / unknown) 150mm?

Foam: Have the loft rafters and under tiles been sprayed with expanding foam insulation? Yes / No

Cavity Wall: Is cavity wall insulation visible on the top of the brick cavity at the edge of the loft? Yes / No

If yes - do you have a certificate of guarantee for it? Yes / No

Flat Roof: Does the property have a flat roof? Yes / ~~No~~

If yes, what construction is it? Felt / EPDM rubber membrane (modern)

If yes, does the flat roof account for more than 1/3 of the total roof space? Yes / No

Thatched: Does the property have a thatched roof? ~~Yes~~ / No

If yes, do you have any invoice and/or certification for the thatching? Yes / No

CONSERVATORY:

Conservatory: Does the property have a conservatory? ~~Yes~~ / No

If yes, was the original builder developer's consent required? Yes / No

If so do you have it? Yes / No

AND, do you have planning permission for it? Yes / No

AND, do you have a building control certificate? Yes / No

If there is a door from the house to the conservatory, is it an external rated door? Yes / No

Con's Roof: What roof construction does the conservatory have?

Plastic polycarbonate sandwich / Double-glazed Glass / Solid Roof with a ceiling

Cons' Heating: What type of heating is in the conservatory?

None / Radiator / Under floor heating on a wet system served by the boiler / Electric under-floor heating / Hardwired electric heater(s) / Fixed plug in heaters.

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If you have a radiator in a conservatory with a plastic roof, that is a breach of building control. Because the heat loss through a plastic roof is very high your radiator is effectively heating the garden and not the house from the building inspector's viewpoint. You may either have to remove the radiator or provide an indemnity policy for absence of building control. Such indemnity policies will have to be approved by your buyer's solicitor and are usually sourced from your solicitor at your expense. Budget on about £200 for this. This is quite a common problem which is why there are off-the-shelf indemnity insurance policies readily available.

PARKING:

Parking:

When answering this question consider what is on the title deed and allowed under planning permission. For example, if you own and park in a designated turning area that your neighbours have a right of use over, that does not count as a parking space. Neither does on-street parking or hardstanding that you use as parking but bump your car up the kerb to access it. If you have to park one car behind another tick the in-tandem box. A car parking space should be able to accommodate a medium sized car (15Ft or 4.6m) Imagine the length of a parking bay at the supermarket, or the size of a garage to judge it. So, if you have three mini sized cars and can get them on the drive then that would probably only be two spaces. Don't take space into account that you do not own, like overhanging onto the pavement.

Are any of the spaces parking one car behind another in tandem? ~~Yes~~ / No

but can!

On-the-Plot: No. of spaces including inside any garage: 2 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 /:

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

HEALTH & SAFETY:

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

None, to best of our knowledge

(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:

Are there any Rights, Restrictions, Covenants or Wayleaves within the title or that could be assumed having built up over time? ~~Yes~~ / No

For example, a neighbour having consistently used an access even though its use is not detailed within the title, or somebody having moved a boundary fence in their favour. Or a streetlight being mounted on your property. Details:

Note: Shared footpath between 13 + 12

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FLOODING:

Has the property been exposed to flooding from surface water in the past 5 years? ~~Yes~~ No

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

Not to be seen of our
knowledge.

Declaration:

I declare that I am the lawful owner of this property or by power of attorney represent the lawful owner and to the best of my knowledge and ability the information I have given here is complete and accurate. I understand that this information will form part of the property description that appears in the public domain and agree its use accordingly.

Signed:

Date: 1.10.24