

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY:

3 BROMYARD OX26 1AF

As required by Trading Standards

Material Information:

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:

Is the property owned on the government Help to Buy scheme?

Shared

Ownership:

Is the property owned under shared ownership? Yes / No

If yes, who is the other party? _____

Conservation

Area:

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On the register / Out of date / Needs renewing/ Never had an EPC.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: D Amount per annum: £ _____

Council:

CAERWELL DC

Asking Price:

£ 475,000

Tag Line: _____

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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 - 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

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))

NOT CONNECTED

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 N/A

Electrics:

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

BUILDING CONTROL

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

Loft

Conversion:

Has the property had a loft conversion? Yes ☒ No

If yes, has it been signed off with a building control completion certificate? Yes / No

Spray Foam:

Have the loft rafters been sprayed with expanding foam insulation? Yes ☒ No

Conservatory:

Does the property have a conservatory? Yes ☒ No

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

If it didn't require planning, did you get a letter confirming this from the council? Yes / No

Was the original builder developer's consent required? Yes / No

If yes, do you have it? Yes / No

What roof construction does the conservatory have? (ring the appropriate answer(s) below)

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

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PROPERTY:

Flat Roof:

Thatched:

Parking:

Off-the-Plot: No. of spaces including inside any garage:

Does the property come with a private electrical car charging point?

Issues:

other:

Rights etc.:

But refer to tile re turning circle to fra

Flooding:

Disabled Access:

Planning:

Has any planning application been refused? Yes (No)

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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: _____