

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY:

THE OLD POST OFFICE NN13 5LT.

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? NO

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

CHECK WITH COUNCIL

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On the register / Out of date / Needs renewing / Never had an EPC.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

TBA

Council Tax:

Band: _____ Amount per annum: £ _____ Council: _____

Asking Price:

£ 400K Tag Line: _____

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Construction: (Standard) Prefabricated / Steel Frame / Timber / Other Non-Standard STONE
(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: BT
(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

SERVICED
NOV 24
INTERGAS
REPAIR

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 ☐

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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Flat Roof:

Does the property have a flat roof? Yes / No

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

Parking:

On-the-Plot: No. of spaces including inside any garage: ALL ON-STREET. Garage / Driveway / Off-Road

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

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:

SHARED FRONT PATH.

BIN ACCESS FOR NEIGHBOUR.

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