

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY:

27 MANZEL RD, CAVERSFIELD, BICESTER  
OX27 8US

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?

UPDATE: Management Charges 2025/2026: a one-off payment of £680 per annum (or £70.50 per month by standing order).

### 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

### 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On the register / Out of date / Needs renewing / Never had an EPC.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: C

Amount per annum: £

1704.67

Council:

CHERWELL D.C. NORTH  
OXFORDSHIRE

### Asking Price:

£ 350,000

Tag Line:

\* THIS FOR THE PERIOD 01/04/2023 to 20.02.2024  
\*\* I APPLIED FOR SINGLE PERSON DISCOUNT

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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: VODAFONE  
(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 N/A

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: \_\_\_ Garage / Driveway / Off-Road

Off-the-Plot: No. of spaces including inside any garage: \_\_\_ Garage-in-Block / Driveway /

Allocated Space(s) / Off Road / Communal /: NO ALLOCATED SPACES  
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: \_\_\_\_\_

**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

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— INDEPENDENT ESTATE AGENTS —

## **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 Signature]

Print:

[Redacted Print Name]

Date:

26/3/24