

PROPERTY: 5 BUILDINGS 35, 0 X 27 8 A.D.

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? CITY & COUNTY BIDFORD LTD.What is the Start date of the lease? 20041.7.12How long is the term of the lease? 175 YEARSHow much is the Ground Rent? £ 250 and when is it payable? YEARLY MAY
When is the ground rent reviewed? 12 YEARS and by how much? DOUBLEWho is the management company? ENCOREWhat are the management fees? 1800 / ANNUMHow often are charges paid? EVERY 6 MONTHSHelp to Buy: Is the property owned on the government Help to Buy scheme? NOShared
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On the register / Out of date / Needs renewing/ Never had an EPC.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: £ 2106 Council: CHERWELL

Asking Price:

£ 375,000 Tag Line: _____

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY:

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

VIROGYL MEDIA.

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: CABLE - ULTRAFAST

(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 Stoves: 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

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY: _____

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

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 /: _____ 2

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

(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: LISTED IN LEASE

DOCUMENT EXTRACT.

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

Planning: Are there any outstanding planning applications for the property? Yes

Has any planning application been refused? Yes