

PROPERTY: 105 Corncrake Way OX26 6UF

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? JUNE 2001
 How long is the term of the lease? 125 yrs.

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? Leete Estate Management
 What are the management fees? £ 3,000
 How often are charges paid? Yearly

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 On the register / Out of date / Needs renewing/ Never had an EPC.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

Council Tax: Band: _____ Amount per annum: £ 1524 Council: Cherwell

Asking Price: £ _____ Tag Line: _____

BAND B, £1916

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

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 NA

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 NA

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

PROPERTY: 105 Combevale Way DL7 6QF

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: 2 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 /

(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:

Refer to title

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 / No