

Buyer Information Pack Summary Sheet

[Plot, 9 Ashgate View, Burwash Common, Etchingham, TN19 7NB](#)

Buyer Information Pack Disclaimer:

This summary document is prepared by Medway Law on behalf of iamsold, it is provided to help prospective buyers understand the key information currently available about the property. iamsold remains responsible for the overall content of the pack.

Medway Law relies on information provided by the Seller and other third parties and has not independently verified all such information. While steps have been taken to check the accuracy of the materials, neither Medway Law nor iamsold can guarantee that information supplied by third parties is complete or accurate.

Prospective buyers are strongly encouraged to seek their own independent legal advice before making any binding commitment or placing a bid. Your legal representative will be able to review the full contents of the pack, verify the information provided, and advise you on any matters that may affect your decision to proceed.

This document is intended to support transparency and informed decision-making. Prospective buyers should ensure they are satisfied with all information and documentation before committing to a purchase.

Property Overview:

Item	Details
Tenure	Freehold
Property Type	Residential
Lease Term (if leasehold)	N/A
Council Tax Band	Choose an item. NOT YET KNOWN
Listed Building / Conservation Area	No
Parking Arrangements	Allocated Parking Space
Construction Type	Standard construction (e.g. traditional brick, cavity wall, stone)
Service Charges / Ground Rent	N/A
Shared Ownership %	N/A
Material Information Note(s) Concerning Property	THIS IS A TRANSFER OF PART NEW BUILD PROPERTY. PART OF TITLE NUMBERS ESX63141 and ESX175371 IS FOR SALE. ONLY THE AREA OUTLINED IN RED ON THE DOCUMENT LABELLED ' SIGNED CASE PLAN ' IS INCLUDED IN THE SALE.

Key Document Status:

Document	Status	Comments
Title Register & Plan	Provided	
TA6 Property Info Form	Provided	
TA10 Fixtures & Contents	Provided	
Additional Information Form	Provided	
EPC	Missing	Choose an item. <i>Important Note: Buyers should verify whether the EPC rating meets the minimum requirements for Buy-to-Let lending.</i>
Searches	Provided	
Leasehold Information (if leasehold)	Choose an	N/A

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	item.	
Planning & Certificates	Missing	N/A
Tenancy Agreements (if tenanted)	Choose an item.	N/A
Probate or LPA Docs	N/A	
HMO / Licences / Safety Docs	Choose an item.	N/A
Material Information Note(s) Concerning Documentation		

Material Flags:

Risk Area	Flagged?	Why Flagged? (General Comments, Not Property-Specific)
Title Discrepancies	No	Irregularities in title records may affect ownership rights, boundaries, or the ability to secure lending.
Rights of Way / Access	Yes	Unclear or restricted access rights may impact use of the property and could raise legal or mortgage concerns.
Restrictive Covenants	Yes	Legal restrictions on use of the property (e.g. building works, business use) may limit future plans and affect value.
Known Planning Issues	No	Previous refusals, enforcement notices, or outstanding planning breaches may affect development potential and mortgageability.
EPC < E Rating	No	Properties with an EPC rating below E may not meet minimum standards for Buy-to-Let lending or letting purposes.
Unregistered Title	No	Where land is unregistered, proof of ownership relies on historic deeds, which may complicate or delay the conveyancing process.
HMO / Licencing	No	Houses in Multiple Occupation may require specific licences. Absence of a licence (where one is required) can affect lending and ongoing compliance.
Leasehold Information	No	Missing or incomplete lease details (e.g. lease length, ground rent, service charges, scheduled works) may impact buyer decisions and mortgage approval.
Coastal/Flood/Knotweed	No	Environmental risks can affect insurability, maintenance obligations, and property value.
Occupiers / Tenancy	No	This may affect vacant possession / Buy-to-Let purchase-ability
Sold "As Seen"	No	If the property is sold "as seen," prospective buyers may not be able to obtain any further information about the property.

Additional Tools to Support Your Due Diligence:

To assist you in carrying out your due diligence, we've included links to two useful tools below:

Stamp Duty Calculator

Estimate the potential Stamp Duty Land Tax (SDLT) based on your intended purchase price and personal circumstances. This can help you understand the total costs involved if you are the successful bidder.

👉 [Use the Stamp Duty Calculator [Here](#)]

Broadband Availability Checker

Check the broadband providers, connection types, and speeds available at the property's postcode – ideal if digital connectivity is an important factor in your decision-making.

👉 [Check Broadband Availability [Here](#)]

In need of a Solicitor?

[Find a Solicitor - The Law Society](#)

Please note: These tools are provided for guidance purposes only and should be used in conjunction with the legal

pack, auction terms, and your own independent enquiries.

Important Information and Recommendations for Prospective Buyers:

iamsold makes every effort to provide as much material information as possible based on data obtained from sellers, public records, and third parties. However, the information provided is not exhaustive and should be used **only as a guide** to assist your due diligence - not replace it.

Please read this notice along with the full Buyers Information Pack carefully before bidding. The auction process is legally binding, and fees or deposits paid to the auctioneer are non-refundable.

Key Recommendations (Prior to Bidding) for Prospective Buyers:

- Estate Agents and Auctioneers do not have direct personal knowledge of properties. Information is provided by sellers, public records, and third parties. While we strive for accuracy, we can only verify what is reasonable within our role.
 - The auction pack and summary are to assist your due diligence, not replace it. Do not rely solely on them when making decisions.
 - If the property is sold “as seen,” further information may not be available.
 - Before bidding, view the property thoroughly (including lofts/garages) and review the full pack.
 - Auctions are legally binding. Read the Auction and Reservation Terms carefully; ask your Auction Specialist if unsure.
 - Consider all costs prior to bidding: purchase price, fees, stamp duty, legal, moving, and potential repairs.
 - Seek your own independent legal, financial, conveyancing, and mortgage advice. We cannot guarantee mortgage suitability.
 - If buying with a mortgage, confirm with your lender/broker that the property meets their criteria.
 - Material Information Notes flag known issues but are not a full summary of all facts.
 - Missing or low EPC ratings may affect mortgage availability, particularly Buy-to-Let.
 - A RICS building survey is strongly recommended to identify defects or required works.
 - Reservation periods may need extending if remedial actions arise; delays could impact your circumstances.
 - If you are in a chain, note the reservation period will not be extended for chain delays, which could risk collapse. Independent advice is strongly recommended.
 - Instruct a solicitor early and review all legal documents in detail.
 - Information provided is in good faith and may involve AI assistance. It is for guidance only and not a substitute for professional advice.
 - By bidding, you acknowledge that you have read, understood, and accepted these conditions and recommendations.
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Frequently Asked Questions:

Q: Can I rely solely on the auction pack when deciding to bid?

A: No. The auction pack provides key information but may not include all details. Always seek independent legal advice and carry out your own investigations.

Q: What should I do if there is no valid Energy Performance Certificate (EPC)?

A: Lack of a valid EPC or failure to meet minimum energy efficiency standards can affect your ability to get a mortgage, especially for buy-to-let buyers. Consult your lender or an energy advisor before bidding.

Q: Why should I get independent legal, financial, and conveyancing advice before bidding?

A: Auctions are legally binding. Independent advice ensures you understand your obligations, the property’s condition, and any risks before committing.

Q: What if I plan to buy with a mortgage?

A: Check with your lender early to confirm the property qualifies for a mortgage. iamsold cannot guarantee mortgage eligibility.

Q: What happens if remedial work or issues arise after the sale?

A: The reservation period may need extending to allow time for resolution. Consider how any delays might impact your personal circumstances.

Q: What does ‘non-refundable fees and deposits’ mean?

A: Once you pay your auction deposit or fees, these are non-refundable, even if you later withdraw or cannot complete the purchase.

Q: How reliable is the information provided in the auction pack?

A: The information is provided in good faith and may be assisted by AI, but it is not a substitute for professional advice. iamsold accepts no liability for decisions made without proper advice.

Q: Why is early solicitor involvement important?

A: Early legal review can identify issues with the property, title, or documents before you commit to bidding, helping avoid costly problems.

Q: What happens if the seller has not provided a Management Pack or lease details?

A: Your solicitor should request these during the conveyancing process. Absence of such documents can delay or complicate your purchase so you should seek legal independent advice prior to proceeding to bid.

Q: What is a Title Register?

A: The Title Register is a public record maintained by HM Land Registry showing ownership, property boundaries, and any registered interests or restrictions.
