

TA6 Law Society Property Information Form (6th edition) (2025)

1. Property and seller details

For more information and help answering these questions, see **section 1 of the explanatory notes**.

Address of the property

50 Steel Street, Askam in Furness, Cumbria

Postcode:

L	A	1	6		7	B	P
---	---	---	---	--	---	---	---

UPRN (if known):

What is your role in the sale?

☐ Seller(s)

☐ Executor(s)/Administrator(s)

☒ Attorney(s)

☐ Trustee(s)

When did you become the owner of, or get authority to sell, the property? (DD/MM/YYYY)

Date:

Details of the seller if a company

Company number:

Director/authorised person:

Country of incorporation:

Documents you may need to complete the TA6 form

- Utility bills
- Information about facilities and services
- Planning permissions and building control consents
- A copy of the Land Registry title documents, party wall notices and any other notices or consents
- Competent person certificates
- Any guarantees and warranties
- Information about any works you've carried out and arrangements for parking etc.

Other transaction (TA) forms you may need to complete

If all or any part of the property is held on a lease, you must also complete the Leasehold Information Form (TA7).

The TA7 form has additional questions for leasehold properties.

Contact your solicitor if you think you may need to complete the TA7 form.

You may be asked to complete other forms such as a Fittings and Contents Form (TA10).

Information for buyers

Buyers should tell their solicitor if they receive any other information about the property separately from the TA6 form and they wish to rely on it.

This could be information received in writing or in conversation.

The information could be directly from the seller or through an estate agent, solicitor or online.

Buyers should also:

- ask their solicitor about enquiries and investigations that can be carried out to obtain up-to-date information
- instruct a surveyor to carry out a survey to make sure they are informed about the physical and structural condition of the property

For more information on the questions in the form, read the separate explanatory notes:

www.lawsociety.org.uk/ta6-explanatory-notes

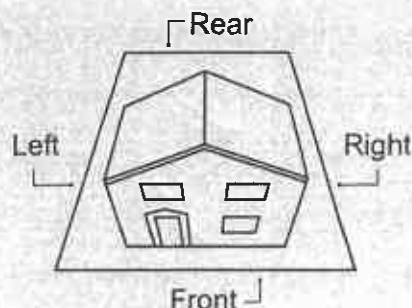
Important things to remember

- The seller will complete the TA6 form to the best of their knowledge
- Sellers can only tell buyers about matters they know. They may not have legal or technical knowledge. For example, they may not understand surveys or other reports. They may not know about matters prior to their ownership of the property
- Even where the seller has guarantees or other documents relating to the condition of the property, the seller is not giving any warranty about it
- The seller's solicitors, its members, partners, employees, consultants or other staff have no liability for the accuracy of the replies given
- Where buyers are getting a mortgage, they should not rely on any inspection or valuation report carried out for the benefit of their lender
- It is not the seller's or buyer's solicitor's responsibility to check the physical state or condition of the property
- Read the definitions below. These explain the meaning of many words and phrases used in the questions

2. Boundaries

For more information and help answering these questions, see **section 2 of the explanatory notes**.

- 2.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:



(a) on the left?	Seller	☒ Neighbour	Shared	Not known
(b) on the right?	Seller	☒ Neighbour	Shared	Not known
(c) at the rear?	☒ Seller	Neighbour	Shared	Not known
(d) at the front?	☒ Seller	Neighbour	Shared	Not known

- 2.2 If the boundaries of the property are irregular, indicate ownership by written description or by reference to a plan:

Plan attached

To follow

- 2.3 Are you aware of any boundary feature being moved, any adjacent land being added to the property, or any neighbour taking over or building on any part of your property?

Yes

No

If yes, please give details:

- 2.4 Does any part of the property or any building on the property overhang or project under the boundary of the neighbouring property or road? For example, cellars under the pavement, overhanging eaves or covered walkways.

Yes

No

Not known

If yes, please give details:

- 2.5 Are you aware of any notice being served or received under the Party Wall etc. Act 1996 in respect of any shared/party walls or boundaries?

Yes

No

If yes, supply a copy and give details of any works carried out or agreed:

Attached

To follow

5. Alterations

For more information and help answering these questions, see **section 5 of the explanatory notes**.

5.1 Are you aware of any of the following alterations to the property?

- | | | |
|---|---|--|
| (a) replacement windows, roof windows, roof lights, glazed doors since 1 April 2002 | ☒ Yes | ☐ No |
| (b) extension | ☐ Yes | ☒ No |
| (c) conservatory | ☐ Yes | ☒ No |
| (d) loft conversion | ☐ Yes | ☒ No |
| (e) garage conversion | ☐ Yes | ☒ No |
| (f) removal of internal walls | ☐ Yes | ☒ No |
| (g) removal of chimney breast | ☐ Yes | ☒ No |
| (h) insulation | ☐ Yes | ☒ No |
| (i) other building works or changes to the property | ☐ Yes | ☒ No |

Details of gas and electrical works should be given at question 11 and not here.

5.2 If you answered 'yes' to any of the questions in 5.1(a)–(i):

(a) give details of the work and the date it was carried out, or state not known:

NEW ROOF OVER BATHROOM AREA.
NEW DOUBLE GLAZED WINDOW IN BATHROOM.

(b) has all this work been completed?

☒ Yes ☐ No

If no, give details of what remains to be completed:

(c) supply copies of the planning permissions, building regulations approvals, completion certificates or competent person certificates for the work if you have them.

☐ Attached ☒ To follow ☐ Not available

(d) if any of the work was undertaken during your ownership of the property:

(i) did you get planning permissions, building regulations approvals, completion certificates or competent person certificates when necessary?

☒ Yes ☐ No

(ii) if planning permissions, building regulations approvals, completion certificates or competent person certificates were not required, explain why:

(g) Does the system feed into the National Grid?

Yes

No

If yes:

(i) is there a Feed-in Tariff (FIT) or Smart Export Guarantee (SEG) in place?

Yes

No

If no, continue to question 5.6(h)

(ii) supply a copy of the agreement.

Attached

To follow

(iii) provide a copy of the electricity bill showing the credit paid for the generation.

Attached

To follow

(iv) provide details of the procedure for assigning the benefit of the FIT or SEG agreement on completion of the purchase to the buyer.

Attached

To follow

(h) Provide a copy of the building regulations completion certificate or compliance certificate (e.g. MCS) for the installation of the system.

Attached

To follow

Not available

Listed buildings

5.7 Is the property (or any part of it) listed?

Yes

No

Not known

Conservation area

5.8 Is the property (or any part of it) in a conservation area?

Yes

No

Not known

Tree preservation orders

5.9 Are any trees on or overhanging the property subject to a tree preservation order (TPO)?

Yes

No

Not known

If yes, are you aware of any works carried out on those trees?

Yes

No

Not known

If yes, give details and provide a copy of the TPO along with any relevant documents:

Attached

To follow

7. Insurance

For more information and help answering these questions, see **section 7 of the explanatory notes**.

7.1 Do you insure the property?

☒ Yes ☐ No

If no, who insures the property?

7.2 Are you aware of the property insurance ever being difficult to obtain or subject to special conditions?

☐ Yes ☒ No

If yes, please give details:

7.3 Have you made any buildings insurance claims?

☐ Yes ☒ No

If yes, give details, including the date(s) of any claim(s) and how they were resolved:

8. Environmental matters

For more information and help answering these questions, see **section 8 of the explanatory notes**.

Flooding

8.1 Are you aware of the property or any part of it ever being flooded? Yes ☒ No

If yes, what type of flooding took place?

Ground water Yes ☒ No

Sewer flooding Yes ☒ No

Surface water Yes ☒ No

Coastal flooding Yes ☒ No

River flooding Yes ☒ No

Other Yes ☒ No

Give details about the date(s) any flooding occurred and which parts flooded:

9. Rights and informal arrangements

For more information and help answering these questions, see **section 9 of the explanatory notes**.

Rights and arrangements benefiting the property

9.1 Do you exercise any rights or arrangements over any other properties?

Yes

☒ No

If yes, please give details:

9.2 Have you been asked to contribute towards the cost of the jointly used facilities?

Yes

☒ No

Not applicable

If yes, give details of how much, how often and who you pay:

9.3 Are you aware of any disagreement or complaint about any such right or arrangement?

Yes

☒ No

Not known

If yes, please give details:

Rights and arrangements benefiting other properties

9.4 Do the owners of any other properties exercise any rights or arrangements over the property?

Yes

☒ No

If yes, please give details:

9.5 Have you asked the owner of any other properties to contribute towards the cost of the jointly used facilities?

Yes

☒ No

Not applicable

If yes, specify whether you receive this payment or if it is made to a third party.
Include details about how much is paid and how often payments are made:

9.6 Are you aware of any disagreement or complaint about any such right or arrangement?

Yes

☒ No

Not known

If yes, please give details:

11. Services

For more information and help answering these questions, see **section 11 of the explanatory notes**.

Electrical systems

11.1 Are you aware of any electrical installation works carried out at the property?

Yes

☒ No

If yes, give details including when this work took place:

11.2 Does the property have any certificates for electrical installation works?

Yes

☒ No

If yes, please supply a copy.

Attached

☐ To follow

11.3 Does the property have an Electrical Installation Condition Report (EICR)?

Yes

☒ No

If yes, please supply a copy.

Attached

☐ To follow

Heating systems

11.4 How is the property heated? Tick all that apply:



Mains gas

☐ Oil

☐ Heat pumps

☐ Liquid gas



Electricity

☐ Underfloor

☐ Woodburning / multi-fuel stove

☐ Other

If other, please give details:

(a) When was the heating system installed? (DD/MM/YYYY)

Date:

☒ Not known

(b) If there is a boiler (of any kind) when was it installed? (DD/MM/YYYY)

Date:

☒ Not known

(c) Has there been any replacement to the heating system (other than replacement of a boiler)?

☐ Yes

☒ No

☐ Not known

(d) Supply compliance certificates or documentation for the installation or alteration of each heating system (such as a building regulation completion certificate).

☐ Attached

☐ To follow

☒ None

(e) Supply a copy of the latest inspection report.

☐ Attached

☐ To follow

☒ None

(e) if the property is served by a sewage treatment plant, when was the treatment plant last serviced? (MM/YYYY)

Month/Year:

(f) does the sewerage system discharge to the ground or to surface water?

Ground

Surface water

(g) if the sewerage system discharges to the ground, does it have an infiltration system?

Yes

No

(h) is the use of the sewerage system shared with other properties?

Yes

No

If yes, give details about how many properties share the system, the arrangements for jointly managing it and how the costs are shared:

(i) is any part of the sewerage system, or the access to it, outside the boundary of the property?

Yes

No

If yes, supply a plan showing the location of the system and how access is obtained.

Attached

To follow

(j) If you have a permit or documents relating to any of your answers to questions 11.7(a)-(i), supply a copy.

Attached

To follow

Not applicable

12. Connection to services

For more information and help answering these questions, see **section 12 of the explanatory notes**.

Mark the 'yes' or 'no' boxes to show which of the following services are connected to the property and give details of any providers:

Mains electricity

☒ Yes ☐ No

Provider's name:

EEON

Location of meter:

FRONT LIVING/DINING ROOM

MPAN number:

Mains gas

☒ Yes ☐ No

Provider's name:

BRITISH GAS

Location of meter:

FRONT LIVING/DINING ROOM.

MPRN number:

Mains water

☒ Yes ☐ No

Provider's name:

Location of stopcock:

Location of meter (if any):

13.4 Does anyone else, aged 17 or over, live at the property?

Yes

☒ No

If yes:

(a) state the full names of any occupiers (other than the sellers) aged 17 or over:

(b) are any of those occupiers who are aged 17 or over your tenants or lodgers?

Yes

☒ No

13.5 Is the property being sold with vacant possession (empty of all occupiers, rubbish and any contents or fittings not included in the sale)?

☒ Yes

No

13.6 Have all occupiers aged 17 or over agreed to sign the sale contract and to vacate the property on or before completion?

☒ Yes

No

13.7 If the property is not being sold with vacant possession, provide details of all occupiers and copies of their tenancy agreements.

Attached

☒ To follow

14. Completion

For more information and help answering these questions, see **section 14 of the explanatory notes**.

14.1 Will the sale price be sufficient to pay off on completion all mortgages and charges secured on the property?

Yes

No

☒ No mortgage

14.2 Will you ensure that before or on completion:

(a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?

☒ Yes

No

(b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?

☒ Yes

No

(c) reasonable care will be taken when removing any other fittings or contents?

☒ Yes

No

(d) keys to all windows and doors and details of codes for alarms and any other equipment will be left at the property or with the estate agent?

☒ Yes

No