TA6 Part 1
Preliminary Information Form

Introduction

Full names of the seller(s)

(a) Name of seller(s) if individual(s)

Personal details not available to view

(b) Please provide details of the capacity in which you are providing information for the sale.

Personal details not available to view

(c) Name of seller if a company

Personal details not available to view

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

Personal details not available to view

Property being sold

Enter the full address

1
Sheriff Bank
Ulverston
LA12 7RF

What is the UPRN (Unique Property Reference Number) of the property?

Don’t know

Seller's solicitors

Enter the details of your solicitor's firm:

Name of solicitor's firm

Poole Townsend Estates Limited

Address

69-75 Duke Street Barrow in Furness LA14 1RP

Contact name

© Law Society 2024

Naria-An

Email

npluemprasit@pooletownsend.co.uk

Reference number

686311/1

© Law Society 2024

About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for both the marketing of your property and the conveyancing process.

Part 1 provides the material information needed by estate agents to start marketing your property.

Material information is explained in the National Trading Standards Estate and Letting Agency Team's guidance to estate agents, Material Information in Property Listings (Sales), so that property listings comply with the Consumer Protection from Unfair Trading Regulations 2008.

Some of the information in Part 1 will also be needed by your solicitor for the conveyancing process.

Instructions to the seller

- The answers should be prepared by the person or persons named as owner on the deeds or HM Land Registry title or by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation. If there is more than one seller, you should prepare the answers together, or if only one seller prepares the form, the other(s) should check the answers given, and all sellers should then sign the form.
- You should answer the questions as accurately as you can from your own knowledge (or, in the case of legal representatives, you or the owner). You are not expected to have expert knowledge of legal or technical matters or matters that occurred prior to your ownership of the property, or information that can only be obtained by carrying out surveys, local authority searches or other enquiries.
- It is very important that your answers are truthful. If you give incorrect or incomplete information to the buyer (on this form or otherwise in writing or in conversation, whether through your estate agent or solicitor or directly to the buyer), a prospective buyer may make a claim for compensation from you or refuse to complete the purchase.
- If you become aware of any information which would alter any replies you have given, you must inform your solicitor immediately. This is as important as giving the right answers in the first place. You should not change any arrangements concerning the property (such as with a tenant or neighbour) and affecting the information you have given without consulting your solicitor first.
- If you do not know the answer to any question, you must say so. If you are unsure of the meaning of any questions or answers, please ask your solicitor. Completing this form is not mandatory, but omissions or delays in providing information may affect the sale.
- Please give your solicitor any letters, agreements, or other papers which help answer the questions. The buyer will want the originals, where you have them, in due course, for example, guarantees. If you are aware of any material or information which you are unable to supply with the answers, tell your solicitor. If some of the documentation is lost, you may need to obtain copies at your own expense. You should also pass on promptly to your solicitor any notices or other information you have received concerning the property, and any that arrive at any time before completion of the sale. If you are not sure if a notice is relevant to the sale, ask your solicitor.

Instructions to the buyer

- If, separately from this form, you receive any information about the property (in writing or in conversation, whether direct from the seller or through an estate agent or solicitor or directly to you) on which you wish to rely when buying the property, you should tell your solicitor.
- The seller will only be able to tell you about matters they know. They may not have knowledge of legal or technical matters or the contents of reports. You should not expect the seller to have knowledge of, or give information about, matters prior to their ownership of the property. To obtain up-to-date information about these matters you must make your own enquiries and investigations or

 © Law Society 2024

arrange for them to be carried out for you. Your solicitor will help you decide which searches you need when buying the property to provide you with the most up-to-date information.

- If you are obtaining a mortgage, please remember that the inspection carried out on behalf of your lender is not a survey but only a valuation for the lender's purposes. To satisfy yourself as to the physical and structural condition of the property, you should instruct a surveyor to carry out a survey for you. Even if the seller has guarantees or other documents relating to these aspects of the property, the seller is not giving any warranty of the condition of the property, and this is not included in the conveyancing work by your solicitor.

© Law Society 2024

Definitions

'Access roads' means any road giving access to a place or to another road.
'Alterations' means work intended to change the function or appearance of a place or property.
'Building work' means any work listed in Regulation 3(1) of the Building Regulations 2010 and as amended in Wales since 2014.
'Buyer' means all buyers together where the property is being bought by more than one person.
'Commonhold' is a form of ownership for multi-occupancy developments. Each unit-holder owns the freehold of their home, and a commonhold or residents' association owns and manages the common parts of the property.
'Commonhold community statement' means a document which makes provision in relation to specified land for (a) the rights and duties of the commonhold association, and (b) the rights and duties of the unit-holders.
'Commonhold unit' means a commonhold unit specified in a commonhold community statement.
'Consent' means approval for matters affecting freehold title (for example a restrictive covenant) or leasehold title (such as for alterations).
'Freehold' means you own the property and the land it sits on.
'Flooding' means any case where land not normally covered by water becomes covered by water.
'Leasehold' means you do not own the land the property stands on. A lease is an agreement between you and the owner of the freehold or of another lease. The lease sets out what you can and cannot do as a leaseholder.
'Listed property' means a property of special architectural or historic interest as "listed" in the National Heritage List for England and the National Historic Assets of Wales.
'Planning documents' means any planning permissions, building regulations approvals and completion certificates or planning orders or documents.
'Property' includes all buildings and land within its boundaries.
'Restrictive covenant' means clause(s) in deed(s) or lease(s) that limits what the owner of the land or lease can do with the property.
'Sale contract' means the legal contract between the buyer and seller for the purchase/sale of the property. It is a legal document and once the contract is exchanged it is legally binding on all parties.
'Searches' includes reports in relation to a variety of matters covering topics such as local, planning and environmental.
'Seller' means all sellers together where the property is owned by more than one person.
'Shared ownership' means you buy a share in a property with an organisation such as a housing association, to whom you will pay rent on the part you don't own. Most homes purchased through shared ownership are leasehold.
'Solicitor' includes, for the purposes of this form, 'conveyancer' as defined by HM Land Registry Practice Guide 67.

© Law Society 2024

1. Council Tax

What Council Tax band is the property in?

D

2. Asking price

What is the asking price of the property you are selling?

£375,000.00

3. Tenure, ownership and charges

3.1 Is your property freehold, leasehold or commonhold?

☑ Freehold ☐ Leasehold ☐ Commonhold

Is your property owned via a shared ownership scheme?

☐ Yes ☑ No

3.2 What share of the property do you own?

%

3.3 How much rent do you pay each year for the remaining share of the property?

£

3.4 What is the end date of your lease? (DD/MM/YYYY)

3.5 Have you applied to the landlord:

(a) for an extension of the lease?

☐ Yes ☐ No

(b) to buy the freehold?

☐ Yes ☐ No

(c) to vary the terms of the lease?

☐ Yes ☐ No

If Yes to any question in 3.5(a)-(c), please provide details of when you applied and whether the application has been accepted:

© Law Society 2024

3.6 How much ground rent is due each year?

£

3.7 Does your lease say that the ground rent increases?

☐ Yes ☐ No

(a) Date of next increase: (DD/MM/YYYY)

(b) Frequency of increase:

(c) Amount you will pay after the increase (if known):

£

(d) How is the increase calculated?

3.8 Does the lease require you to pay service charges?

☐ Yes ☐ No

(a) Have you paid service charges?

☐ Yes ☐ No

3.9 Please give the dates of your last annual service charge (DD/MM/YYYY)

From

To

3.10 How much was your last annual service charge?

£

3.11 Is there a budget or known amount for the service charge this year?

☐ Yes ☐ No

If Yes, please provide any relevant documents, such as a service charge bill.

☐ Attached ☐ To follow

3.12 How frequently are the payments due?

© Law Society 2024

☐ Monthly ☐ Six monthly ☐ Quarterly ☐ Annually

3.13 Please provide a copy of the commonhold community statement.

☐ Attached ☐ To follow

3.14 How many units are there in the commonhold?

3.15 How much does your unit pay annually under the commonhold assessment?

£

3.16 Does the commonhold have a reserve fund?

☐ Yes ☐ No

How much does your unit pay annually into the reserve fund?

£

3.17 Do you have to pay any additional charges relating to the property (apart from council tax, utility charges, etc.), for example, payments to a management company or other person?

☐ Yes ☑ No

If Yes, please give details

3.18 How much is due annually for these other charges?

£

3.19 Do you have to pay anything towards the cost of maintaining access roads or footpaths?

☐ Yes ☑ No

If Yes, please give details of who payments are made to

3.20 How much is due annually towards these costs?

£

4. Physical characteristics of the property

© Law Society 2024

4.1 Is the property a house, bungalow, flat or maisonette?

☐ House ☐ Flat ☑ Bungalow ☐ Maisonette

4.2 Is it detached, semi-detached, terraced or end of terrace?

☑ Detached ☐ Semi-detached ☐ Terraced ☐ End of terrace

4.3 What construction type or materials have been used in the property?

Stone blocks, tiled roof and timber

4.4 How many rooms does the property have?

Bedrooms	3
Bathrooms	1
Reception Rooms	1
Other	1

If Other, please specify

Kitchen

5. Utilities and Services

5.1 Which of the following services are connected to the property?

Electricity:

☑ Mains ☐ Solar panels ☐ Wind turbine ☐ Other

If Other, please specify

Water:

© Law Society 2024

☑ Mains (metered) ☐ Mains (unmetered) ☐ Private water supply

If private water supply, please give details

Sewerage:

☑ Mains sewerage ☐ Septic tank ☐ Cesspool ☐ Small sewage treatment plant

Heating:

☑ Mains gas ☐ Electric ☐ Oil ☐ LPG ☐ Biofuel ☐ Ground source heat pump ☐ Air source heat pump ☐ Other

If Other, please specify

5.2 Which of the following services are available at the property?

Broadband

☑ Yes ☐ No

Mobile signal

☑ Yes ☐ No

Are there any known issues or areas of restricted coverage with the mobile signal?

☐ Yes ☑ No

If Yes, please give details

6. Parking

6.1 Is off-road parking available?

 © Law Society 2024

☑ Yes ☐ No

Please specify the type of parking available

Garage and driveway

6.2 Is a permit required for on-road parking?

☐ Yes ☑ No

6.3 What is the current annual charge of the permit?

£

6.4 Does the property have an electric vehicle (EV) charging point?

☐ Yes ☑ No

If Yes, please specify the make and its location

7. Building Safety

7.1 Are you aware of any defects or hazards at the property that might lead to a fire or a structural failure?

☐ Yes ☑ No

If Yes, please give details

7.2 Have urgent or essential works been recommended?

☐ Yes ☐ No

(a) Are there any proposals for these works to be carried out?

☐ Yes ☐ No

(b) Have these works been carried out?

☐ Yes ☐ No

Please provide further details and/or relevant documents

© Law Society 2024

☐ Attached ☐ To follow

8. Restrictions

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

☐ Yes ☑ No ☐ Not sure

Please supply a copy of any relevant documents

☐ Attached ☐ To follow

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

☐ Yes ☑ No

8.3 What is the grade of the listing?

☐ Grade I ☐ Grade II* ☐ Grade II

Please provide a copy of any relevant documents, e.g. notice of listing, letter from the local authority confirming listing.

☐ Attached ☐ To follow

8.4 Does your title contain any restrictive covenants affecting the use of the property?

☐ Yes ☑ No

Please supply a copy of your title and any other relevant documents

☐ Attached ☐ To follow

8.5 Are any trees on your property subject to a Tree Preservation Order?

☐ Yes ☑ No ☐ Not sure

(a) Have the terms of the order been complied with?

☐ Yes ☐ No ☐ Not sure

(b) Please supply a copy of any relevant documents

☐ Attached ☐ To follow

9. Rights and informal arrangements

9.1 Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)?

☐ Yes ☑ No ☐ Not known

If Yes, please give details

© Law Society 2024

9.2 Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a shared driveway, a boundary or drain?

☐ Yes ☑ No ☐ Not known

If Yes, please give details

9.3 Has anyone taken steps to prevent access to the property, or to complain about or demand payment for access to the property?

☐ Yes ☑ No

If Yes, please give details

9.4 Do you know of any of the following rights or arrangements which affect the property:

(a) Rights of light?

☐ Yes ☑ No

(b) Rights of support from adjoining properties?

☐ Yes ☑ No

(c) Customary rights (e.g. rights deriving from local traditions)?

☐ Yes ☑ No

9.5 Do you know if any of the following arrangements affect the property:

(a) Other people's rights to mines and minerals under the land?

☐ Yes ☑ No

(b) Chancel repair liability?

☐ Yes ☑ No

© Law Society 2024

(c) Other people's rights to take things from the land (such as timber, hay or fish)?

☐ Yes ☑ No

If Yes, please give details

9.6 Do you know if there are any other rights or arrangements affecting the property? This includes any rights of way.

☑ Yes ☐ No

If Yes, please give details

Currently in dispute with access to the field behind the bungalow. It has been ongoing for about 18 years and the solicitors are aware of the issue and hoping to be resolved.

9.7 Do any drains, pipes or wires serving the property cross any neighbour's property?

☐ Yes ☑ No ☐ Not known

9.8 Do any drains, pipes or wires leading to any neighbour's property cross the property?

☐ Yes ☑ No ☐ Not known

9.9 Is there any agreement or arrangement about drains, pipes or wires?

☐ Yes ☑ No ☐ Not known

Please supply a copy

☐ Attached ☐ To follow

If not documented, please give details

10. Flood risk

10.1 What is the flood risk for the area around the property?

 © Law Society 2024

No

10.2 Has any part of the property (buildings, surrounding garden or land) ever been flooded?

☐ Yes ☑ No

(a) When did the flooding take place? (MM/YYYY)?

(b) Which parts flooded?

(c) 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

If Yes, please give details:

 © Law Society 2024

10.3 Are there any defences to prevent flooding installed at theproperty?

☐ Yes ☑ No

If Yes, please give details:

Coastal erosion

10.4 If the property is near the coast, is there any known risk of coastal erosion affecting the property?

☐ Yes ☑ No ☐ Not applicable

Please give details:

11. Outstanding building work or approvals

11.1 Are you aware of any breaches of planning permission conditions or building regulations consent conditions, unfinished work or work that does not have all necessary consents?

☐ Yes ☑ No

If Yes, please give details:

11.2 Are there any planning or building control issues to resolve?

☐ Yes ☑ No

If Yes, please give details:

12. Notices and proposals

© Law Society 2024

12.1 Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby?

☐ Yes ☑ No

If Yes, please give details:

12.2 Are you aware of any plans or proposals to develop property or land nearby?

☐ Yes ☑ No

If Yes, please give details:

12.3 Are you aware of any proposals to make alterations to or change the use of buildings nearby?

☐ Yes ☑ No

If Yes, please give details:

13. Accessibility

Does the property have:

(a) Step free access from the street to inside the property (e.g.ramps / lifts)?

☐ Yes ☑ No

(b) Wet room / level access shower?

☑ Yes ☐ No

(c) Lateral living (entrance level living accommodation)?

☑ Yes ☐ No

(d) Other accessibility adaptations?

© Law Society 2024

☐ Yes ☑ No

If Yes to 13(a)-(d) please give details:

Level shower cubicle, and no stairs inside the property

14. Coalfield or mining area

Are you aware of the property being on a past or present coalfield or directly impacted by the effect of other mining activity?

☐ Yes ☑ No

© Law Society 2024