

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY: 4 The Old Powerstation, Trenchard Lane, Caversfield, Oxfordshire, OX27 8AE

Construction: Standard / ~~XXXXXX~~ / ~~XXXXXX~~ / ~~XXXX~~ / ~~XXXXXXXXXX~~
(ring the appropriate answer(s))

Mains Supplies: Electricity Yes / ~~XX~~
Water Yes / ~~XX~~
Waste-Water Sewerage Yes / ~~XX~~ - If no is there a Septic Tank? Yes / No
Mains Gas: Yes / ~~XX~~ - If no is there LPG Yes / No
Telephone: Yes / ~~XX~~
Broadband Yes / ~~XX~~

Broadband: Fibre to the property / ~~XXXXXXXXXX~~ / ~~XXXXXX~~ / ~~XXXXXX~~ / ~~XXXX~~
Speed: ~~XXXXXXXXXX~~(s) / ~~XXXXXXXXXX~~(s) / ~~XXXXXXXXXX~~
Current Supplier: Believe it is Virgin Media fibre to the property (based on Uswitch search)
(ring the appropriate answer(s))

Heating Type: ~~XXXXXXXXXX~~ / ~~XXXXXXXXXX~~ / ~~XXXXXXXXXX~~ / ~~XXXXXXXXXX~~ / ~~XXXXXXXXXX~~
~~XXXXXXXXXX~~ / ~~XX~~ / ~~XXX~~ / ~~XXXXXXXXXX~~ / ~~XXXXXXXXXX~~
~~XXXXXXXXXX~~ / ~~XXXXXXXXXX~~ / ~~XXXXXXXXXX~~
(ring the appropriate answer(s))

Mains Gas to Underfloor heating (separately controlled in each room)

If Gas: Has the heating/hob/fire been serviced in the past 10 months? Yes / ~~XX~~ Annual service done 23-Apr-2026
Do you have documentary evidence to support this in the form of an invoice/service record/landlord's gas safety certificate? Yes / ~~XX~~ Gas safety certification done 23-Apr-2026

If Stove: If you have a wood-burner/multifuel stove, do you have a HETAS certificate? Yes / No N/A

Electrics: Do you have an in-date Electrical Safety Inspection Report? Yes / ~~XX~~ EICR valid until 28-June-2026

Solar Panels: Does the property have solar panels? ~~XX~~ / 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? ~~XX~~ / No There is no loft space at property
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 ? ~~XX~~ / No

Conservatory: Does the property have a conservatory? ~~XX~~ / 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)

~~XXXXXXXXXX~~ / ~~XXXXXXXXXX~~ / Solid Roof with a ceiling

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY: 4 The Old Powerstation, Trenchard Lane, Caversfield, Oxfordshire, OX27 8AE

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~~
100% flat roof. Roof however is not part of 4 The Old Powerstation per the demised property definition in lease. The roof as such is an outdoor terrace wholly the responsibility of 1 The Old Powerstation

Thatched: Does the property have a thatched roof? ~~No~~ / No

Parking: On-the-Plot: No. of spaces including inside any garage: ___ Garage / Driveway / Off-Road N/A

Off-the-Plot: No. of spaces including inside any garage: 2 ~~XXXXXX/XXXXXX/XXXXXX/~~
Allocated Space(s) ~~XXXXXX/XXXXXX/~~ #: #218 and #219 on site plan

Does the property come with a private electrical car charging point? ~~No~~ / No

Issues: Are there any issues from a health and safety perspective? ~~No~~ / No
(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? ~~No~~ / No Details: _____

Flooding: Has the property been exposed to flooding in the past 5 years or has insurance ever been refused on grounds of flood risk? ~~No~~ / No.

Disabled Access: Does the property have any provisions for disabled or limited mobility access? ~~No~~ / No

Planning: Are there any outstanding planning applications for the property? ~~No~~ / No
Has any planning application been refused? ~~No~~ / No

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —

4 The Old Powerstation, Trenchard Lane, Caversfield, Oxfordshire, OX27 8AE

Declaration: