



Automated onboarding
and compliance

8 East Lane, Ridlington, Oakham, LE15 9AN

Material Information

Freehold

Title LT246073

Edition 2

14 sections

21/10/2026 07:26



Material Information

Kotini has gathered this property information on behalf of Moores Estate Agents, and the sellers have confirmed it to be accurate as of:

Created 21/10/2026 07:26

About this document

Estate agents are required to provide consumers with 'material information' in property listings to ensure they can make an informed decision when buying a property. Material information is information that the average person needs in order to make an informed transactional decision basically, whether a person decides to enquire further, view, or buy/rent a property.

The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, is providing this information so that you can make an informed decision.

If you have any questions about the information contained in this report, please contact your estate agent.

Ownership - LT246073

Tenure of the property	Freehold
Title number	LT246073
Is the whole freehold being sold	Yes

Council Tax

Council Tax band	F
Annual Council Tax	3976.63
Alterations affecting the Council Tax band	No

Energy Performance Certificate

Date of inspection	02/09/2015
Certificate date (valid for 10yrs)	02/09/2015
Certificate number	0328-5005-7281-3985-7920
Current Energy Performance rating	D
Current energy efficiency	62
Potential Energy Performance rating	C
Potential energy efficiency	77

Type of construction

Type of property	House
Built form	Detached
Property used for non-residential purposes	No
Property built with standard forms of construction	Yes

Parking

Types of parking available	Driveway
Controlled parking in place	No
Disabled parking available	No
Electrical vehicle charging point at the property	Yes

Utilities

Electricity

Property connected to mains electricity	Yes
Other sources of electricity connected to the property	No
Solar or photovoltaic panels installed at the property	No

Heating

Type of heating system	Central heating
Central heating fuel	Oil
Is the heating system in good working order	Yes
Other heating features at the property	Double glazing

Water

Mains water connected to the property	Yes
Is the mains water supply metered	No

Drainage

Surface water drainage connected to the property	Yes
Mains foul drainage connected to the property	Yes

Broadband

Broadband connection at the property	FTTC (Fibre to the Cabinet)
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Mobile coverage	
Mobile signal issues at the property	No

Building safety	
Building safety issues at the property	No

Listing status	
Listed building in England or Wales	No

Conservation	
Located in a designated conservation area	Not known

Tree Preservation Orders	
Tree preservation order in place	Not known

Environmental issues	
Flooding	
Property flooded before	No

Property at risk of flooding	No
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Flood defences in place	No
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| **Coastal erosion** | |
| Coastal erosion risk | No |

| **Coal mining** | |
| Coal mining risk | No |

Other mining

Other mining risk	No
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Rights and informal arrangements

Do the owners of any other properties exercise any rights or arrangements over this property?	No
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Notices

Infrastructure project notice(s)	No
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Neighbour development notice(s)	No
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Listed building application notice(s)	No
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Party wall act notice(s)	No
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Planning application notice(s)	No
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Required maintenance notice(s)	No
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Other notices	No
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Accessibility adaptations

Accessibility adaptations at the property	No accessibility adaptations
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