

Material Information

**6, Peatburn Avenue,
Heanor, Derbyshire,
England, DE75 7RL**

MARKETED BY

Taylor Brown and Simms

**TAYLOR BROWN
& SIMMS**
ESTATE AGENTS



Part A Material Information

Property Information

Address Line 1	6 Peatburn Avenue	Asking Price	£ 230,000
Address Line 2	TBC	Price Type	TBC
Address Line 3	TBC	Council Tax Band	B
Town/City	Amber Valley	Council tax annual charge	£ 1,872.65
Postcode	DE75 7RL	Local authority	Amber Valley
UPRN	100030030922		

Tenure Information

Is your property freehold, leasehold, shared ownership or commonhold?

Freehold

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?

TBC

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

TBC

HM Land Registry data

Title number

DY455510

Tenure

Freehold

Energy Performance Certificates

6 PEATBURN AVENUE DE75 7RL HEANOR		Energy rating D
Valid until 21/08/2021		
Property Type	Semi-Detached	
Total floor area	79 square metres	

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	◀ 64 D	◀ 65 D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Main fuel mains gas (not community)

Window Fully double glazed

Wall Cavity wall, as built, no insulation (assumed)

Main heating Boiler and radiators, mains gas

Roof Pitched, 200 mm loft insulation

Hot water From main system

General Notes

TBC

Part B Material Information

Physical characteristics of property

Build type	TBC
Build form	Semi-detached
Bedrooms	3
Bathrooms	1
Reception rooms	TBC
Other	TBC
Outdoor space	130 square metres
Floor area	80 square metres
Roof description	Pitched, 200 mm loft insulation
Windows description	Fully double glazed
Glazed area	Normal
Glazed type	double glazing installed before 2002
Walls description	Cavity wall, as built, no insulation (assumed)
What construction type or materials have been used in the property?	TBC

Utilities

Mains Electricity	TBC
Solar Panels	TBC
Wind turbine	TBC
Does the property have any other sources of electricity?	TBC
Mains water	TBC
Is the supply metered?	TBC
Private water supply	TBC
If private water supply, please give details:	TBC
Mains sewerage	TBC
Septic tank	TBC
Cesspool	TBC
Small sewage treatment plant	TBC
Heating	TBC
If Other, please specify	TBC
Mains Gas	Yes
Heating description	Boiler and radiators, mains gas
Hot water description	From main system
Additional information	TBC

Broadband Type / Speeds

Is broadband available at the property? Yes

Broadband type
TBC

Type	Download	Upload
Standard	3 mbps	0.5 mbps
Superfast	40 mbps	6 mbps
Ultrafast	1800 mbps	220 mbps

Mobile Signal / Coverage

Is mobile signal available at the property? Yes
 Are there any known issues or areas of restricted coverage with the mobile signal? TBC

Parking

Is off-road parking available? TBC
 Please specify the type of parking available TBC
 Is a permit required for on-road parking? TBC
 Does the property have an electric vehicle (EV) charging point? TBC

General Notes

TBC

Part C Material Information

Additional Property Information

Floors / Stories	TBC	Flood risk	Very low
Year built	TBC	Conservation area	No

Building Safety

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

TBC

Restrictions and rights - Part 1

Is the property listed?

TBC

Are there restrictive covenants?

Yes

Are there tree preservation orders?

TBC

Have the terms of the order been complied with?

TBC

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

TBC

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?

TBC

Has anyone taken steps to prevent access to the property or complained about or demanded payment for access to the property?

TBC

Rights of light?

TBC

Rights of support from adjoining properties?

TBC

Restrictions and rights - Part 2

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

TBC

Chancel repair liability?

TBC

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

TBC

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

TBC

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

TBC

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

TBC

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

TBC

Flood and Coastal Erosion Risk

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

TBC

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

TBC

Are there any defences to prevent flooding installed at the property?

TBC

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

TBC

Outstanding building work or approvals

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?

TBC

Are there any planning or building control issues to resolve?

TBC

Notices and proposals

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?

TBC

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

TBC

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

TBC

Accessibility

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

TBC

(b) Wet room / level access shower?

TBC

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

TBC

(d) Other accessibility adaptations?

TBC

If yes, please give details

TBC

Coalfield or Mining Area

Is the property impacted by coal mining?

TBC

General Notes

TBC

Planning Applications

On-site Planning Applications

No planning application found

It appears there are no records of planning applications for this property.

Nearby Planning Applications

No planning application found

It appears there are no records of planning applications for this property.