

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —

PROPERTY: 24 SHEARWATER DRIVE, LANGFORD VILLAGE BICESTER
OX26 6YS

As required by Trading Standards

Material Information:

For Freehold

Titles only:

Freehold without fees or Freehold with fees

Is there a management company? ~~Yes~~/No

If so, who is the management company? _____

If so, what are the management charges? _____

How often are charges paid? _____

For Leasehold

Titles only:

Leasehold / Leasehold with Commonly held Freehold Share / Leasehold with reciprocating freehold titles (in the case of pairs of maisonettes).
(ring the appropriate answer(s))

Who is the freeholder? _____

What is the Start date of the lease? _____

How long is the term of the lease? _____

How much is the Ground Rent? £ _____

and when is it payable? _____

When is the ground rent reviewed? _____

and by how much? _____

Who is the management company? _____

What are the management fees? _____

How often are charges paid? _____

Help to Buy:

Is the property owned on the government Help to Buy scheme?

NO

Shared

Ownership:

Is the property owned under shared ownership? ~~Yes~~ / No

If yes, who is the other party? _____

Conservation

Area:

Is the property listed or in a conservation area? ~~Yes~~ / No

E.P.C.

Does the property have an in-date Energy Performance Certificate? Yes / ~~No~~

On the register / Out of date / Needs renewing / Never had an EPC.

(ring the appropriate answer(s))

Council Tax:

Band: D Amount per annum: £ 2612.96 Council: CHELWELL DISTRICT COUNCIL

NORTH OXFORDSHIRE

Asking Price:

£ 475,000

Tag Line: _____

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PROPERTY: 24 Shearwater Drive, Langford Village, Bicester OX26 6YS

Construction: Standard / Prefabricated / Steel Frame / Timber / Other Non-Standard
(ring the appropriate answer(s))

Mains Supplies: Electricity Yes / ~~No~~
Water Yes / ~~No~~
Waste-Water Sewerage Yes / ~~No~~ - If no is there a Septic Tank? Yes / No
Mains Gas: Yes / ~~No~~ - If no is there LPG Yes / No
Telephone: Yes / ~~No~~ NOT CONNECTED
Broadband ~~Yes~~ / No

Broadband: Fibre to the property / Fibre to the cabinet / Copper wire / Dish to Mast / None
Speed: Standard (10-11 Mbps) / Superfast (24Mbps to 300 Mbps) / Ultrafast (above 300 Mbps)
Current Supplier: _____
(ring the appropriate answer(s))

Heating Type: Mains Gas to radiators / Mains Gas to warm air / Mains Electricity to storage heaters /
Plug-in electric radiators / Oil / LPG / Wood Burner / Solid Fuel
Ground Source Heat Pump / Air Source Heat Pump / Electricity from Solar Panels
(ring the appropriate answer(s))

If Gas: Has the heating/hob/fire been serviced in the past 10 months? Yes / ~~No~~
Do you have documentary evidence to support this in the form of an invoice/service record/landlord's gas safety certificate? Yes / ~~No~~

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~~ / No

Solar Panels: Does the property have solar panels? ~~Yes~~ / 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? ~~Yes~~ / No
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? ~~Yes~~ / No

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

Plastic polycarbonate sandwich / Double-glazed Glass / Solid Roof with a ceiling

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Declaration:

I declare that I am the lawful owner of this property and to the best of my knowledge the information I have given here is accurate.

Date: 24th SEPTEMBER 2026
