

PROPERTY INFORMATION QUESTIONNAIRE (PIQ)

ABOUT THIS FORM

Section 1: Disclosure of material facts

This includes Parts A, B and C of the Material Information as detailed by the National Trading Standards Estate and Lettings Agency Team.



Getting the property 'market ready'

The information which you provide must be accurate. Whether you are the owner of the property or represent someone unable or unavailable to complete the form, the form should be completed as though the questions are being answered by the owner.

This form is required to ensure that the Consumer Protection from Unfair Trading Regulations 2008 are complied with during the marketing of the property and must be completed as accurately as possible. Under the Consumer Protection from Unfair Trading Regulations 2008 it is important to disclose anything that would materially affect the transactional decision of the average consumer.

Please provide as much information as possible and do not omit information. If questions do not apply, please state "not applicable" in the space provided.

The information will be used by your estate agent and the conveyancers representing yourself and the buyer to support the sale of the property. If any of the information changes before you complete the sale, then you should let your estate agent and conveyancer know as soon as you become aware of the new information.

Instructing your conveyancer now will mean that they can review the information you have provided and help you resolve any title defects or replace missing documents. This will significantly speed up the sale and reduce the likelihood of the sale falling through.

Section 2: Additional information required for the conveyancing process

Getting the property 'sale ready'

During the sales process, there will be additional information often requested by other parties involved. By completing this section, you will likely save both time and money during the conveyancing process. Therefore, we recommend that you also complete this section.



SECTION 1: DISCLOSURE OF MATERIAL FACTS

1. HEADLINE PROPERTY INFORMATION

Throughout this form, this property may be referred to as 'the property', 'this property' or 'your property'.

1.1 Property address

Address line 1			
Address line 2	LOWER UNION RD.		
Town	KINGSBRIDGE		
County	DEVON	Postcode	

1.1.1	Unique property reference number (UPRN)	
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i You can find your UPRN here: www.findmyaddress.co.uk/search

1.2 Council tax / Domestic rates

1.2.1	Council tax band / Domestic rates (Northern Ireland)	
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1.2.2	Is the property a new build and are the council tax/domestic rates not yet available?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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1.2.3	Is the property exempt from council tax/domestic rates? If yes, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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COMMERCIAL

1.2.4	Have significant changes been made recently to the property which may impact the council tax band/domestic rates? If yes, provide details and the expected band/rates.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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1.2.5	If the property is currently subject to a Council Tax Premium, specify the percentage.	
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i You can check your council tax band here: www.gov.uk/council-tax-bands. Guidance on what can impact the council tax band can be found here: valuationoffice.blog.gov.uk/2023/07/13/how-home-improvements-affect-your-council-tax-band

1.3 Value

1.3.1	What is the asking price?	IN EXCESS OF 200,000 *
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1.3.2	Has the property undergone a valuation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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1.4	Are there conditions on the property such as those imposed by the First Homes Scheme or Section 157 restriction? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

i Details should be confirmed with the property's conveyancer.

1.5 What is the tenure of the property?

Freehold/heritable title	<input checked="" type="checkbox"/>	Shared Ownership	<input type="checkbox"/>
Freehold with common managed areas	<input type="checkbox"/>	Other:	<input type="checkbox"/>
Leasehold	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Commonhold	<input type="checkbox"/>		

i This information is available via the HM Land Registry or through Title Deeds.

1.6 If leasehold, please complete the following otherwise skip to 1.7.

1.6.1	Length of lease		1.6.3	Years remaining	
1.6.2	Start date		1.6.4	Ground rent	

1.6.5	Provide any relevant details of the lease including any renewal undertaken, additional liabilities, rights and obligations, ground rent increases or review period. Within rights and obligations, please specify what maintenance each party is responsible for.

1.7 If shared ownership, please complete the following otherwise skip to 1.8.

1.7.1	What is the percentage share being sold?	
1.7.2	State any rent payable to the freeholder.	
1.7.3	Provide the name and contact details of the individual or organisation who rent is paid below.	

1.7.4	Provide details of any additional liabilities or obligations to the property as part of the shared ownership arrangement below.

SOURCE	Wells	Boreholes
[Faint text]	[Faint text]	[Faint text]
[Faint text]	[Faint text]	[Faint text]
[Faint text]	[Faint text]	[Faint text]

1.8 If freehold or commonhold, please complete the following otherwise skip to 1.9.

1.8	Provide details of any additional liabilities, charges, or obligations to the property.
	RIGHTS OF WAY

i Details should be confirmed with the property's conveyancer.

1.9 If leasehold or freehold with common managed areas, please complete the following otherwise skip to 2.1.

1.9.1	Is there a property management company?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
1.9.2	Is there a resident's management company?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
1.9.3	Is there a Right to Manage company?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

1.9.4	If you answered yes to 1.9.1, 1.9.2 or 1.9.3, provide contact information and detail the nature of the arrangement, including if the services of a property or residents' management company are conducted by an agent acting on the company's behalf.

1.9.5	What is the annual service charge?	
1.9.6	What is the value of additional fees payable on sale?	
1.9.7	What is the name of the freeholder or rent charge owner?	
1.9.8	Provide details of the sinking fund, any estate charges and/or any other fees or charges below.	

1.9.9	Are there any restrictions imposed by a lease or otherwise? If yes, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

2.1 Type of property

Detached	<input checked="" type="checkbox"/>	Bungalow	<input type="checkbox"/>
Semi detached	<input type="checkbox"/>	Flat/apartment	<input type="checkbox"/>
Terraced / End of terrace	<input type="checkbox"/>	Studio	<input type="checkbox"/>
Cottage	<input type="checkbox"/>	Other:	<input type="checkbox"/>

2.2	If part of a larger building, what floor is the property located on?		N/A <input type="checkbox"/>
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2.3	Is the property part of or located over commercial premises? If yes, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

2.4 Construction materials

2.4.1	Please summarise or provide photographic evidence of the general construction materials of the building.
<i>Block ?</i>	

2.4.2	Provide details of any part of the property materials which a buyer should be aware of. For example, if it would impact mortgage availability or insurance products such as thatched roofs, prefabricated buildings, or timber framed windows.

If there is a septic tank, cesspool, cesspit or sewerage treatment plant connected to the property, please answer the following questions otherwise skip to 3.7.

3.5.2	Is the septic tank, cesspool, cesspit or sewerage treatment plant shared with other properties?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3.5.3	Is the septic tank, cesspool, cesspit or sewerage treatment plant located on someone else's land? If yes, provide a plan showing the location and how to access it.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3.5.4	Does the septic tank, cesspool, cesspit or sewerage treatment comply with current septic tank and sewage regulations?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

3.6	Does the responsibility for the drains within the property sit with the property owner? If no, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

3.7 Heating sources for the property

Source	Supplier	Specify if only water or space heating
Central heating (electric)		
Central heating (gas)		
Other gas heating system		
Communal heating systems		
LPG/oil central heating		
Wood burner/open fire		
Biomass boiler		
Solar panels		
Ground or air source heat pump		
Other:	NONE	
Other:		

3.8	Is there central/partial central heating in your property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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If you answered yes to question 3.8, please answer the following questions otherwise skip to question 3.9.

3.8.1	When was the heating system installed? If after 1 April 2005, provide a copy of the CORGI or Gas Safe Installation completion certificate.	Month:	
		Year:	
3.8.2	When was the heating system last serviced/maintained? Provide a copy of the last inspection report.	Month:	
		Year:	

3.8.3	Is the heating system in good working order? If no, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

3.8.4	Is a smart meter present at the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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3.9	Are communal heating or cooling systems provided to the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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If you answered yes to question 3.9, please answer the following questions otherwise skip to question 3.10.

3.9.1	Is there control over who the energy provider is?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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3.9.2	Can the heating be turned on or off in the property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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3.9.3	Can the temperature of the heating be changed in the property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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3.9.4	Provide details of how the cost of the heating is charged, e.g. through personal usage, a service charge or general apportionment across all properties covered by the communal heating.

3.9.5	If heating is charged at a fixed-rate, please provide the amount the buyer will be charged for heating. If heating forms part of a service charge, include the total service charge.	
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3.10	Is any heating equipment owned or leased by third parties and not owned outright by the property owner or freeholder? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Broadband and mobile signal

3.11	Does the property have broadband access? If no, list options available that allow connection to the internet, e.g. mobile, satellite, fixed wireless, or local gigabit networks.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

If you answered yes to question 3.11, please answer the following questions otherwise skip to question 3.12.1.

3.11.1	What type of broadband connection is at the property? ADSL / Cable / FTTC / FTTP / None	
3.11.2	What is the broadband speed at the property?	Mbps

3.11.3	Does the property have a single dedicated broadband supplier where the owner is unable to change their broadband provider?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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More information on broadband connections and a broadband speed test can be found here: www.uswitch.com/broadband/guides/broadband-availability

3.12.1	Are there any restrictions related to mobile phone signal or coverage at the property? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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3.12.2	Do all rooms in the property receive consistent a phone signal? If no, specify which rooms do not receive a phone signal.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
? NOT KNOWN			

4. PARKING

4.1 What are the parking arrangements at the property? Select all that apply.

Garage <input type="checkbox"/>	Allocated parking space(s) <input type="checkbox"/> How many? <input type="text"/>
Driveway <input type="checkbox"/>	Metered parking <input type="checkbox"/>
Resident permit for street parking <input type="checkbox"/>	Other: <input checked="" type="checkbox"/>
Shared parking with allocated space <input type="checkbox"/>	None <input type="checkbox"/>

4.2.1	Describe the available parking, including its location in relation to the property. <i>Normally front-left of in-access.</i>
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4.2.2	Is there dedicated disabled parking available? If yes, provide details as to the number of available spaces and their location in relation to the property.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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4.2.3	Is there dedicated electric vehicle parking available? If yes, provide details as to the number of available spaces and their location in relation to the property.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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4.3.1	If a permit is required for parking, detail the costs and terms of the permit. Include how a permit can be obtained and estimate how long it takes to get one.	N/A <input checked="" type="checkbox"/>

4.3.2	Are there any parking restrictions such as a limit on available spaces or restrictions on the type or size of vehicles? If yes, provide details	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<p style="margin-left: 20px;"><i>No HGV</i></p>			

4.4	If the buyer is required to pay for parking, state the payment required and whether it is part of, or separate from, an existing service charge.	N/A <input checked="" type="checkbox"/>

4.5	Is the parking space included in a separate contract? If yes, provide details	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

4.6	Does the property have access to another car park that is not considered a communal residential car park, such as a National Car Park (NCP) or private pay and display? If yes, provide details and whether there are any additional costs.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

5. FIRE SAFETY AND BUILDING SAFETY

5.1	Does the property have a potentially flammable external wall system (including cladding)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
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If you answered yes to question 5.1, please answer the following questions otherwise skip to 5.2.

5.1.1	Has an EWS1 form been completed? If yes, please include the EWS1 form with this questionnaire.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
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5.1.2	What type of cladding is in place?			Don't know <input checked="" type="checkbox"/>
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5.1.3	Have any remedial works taken place, or are any works planned—related to cladding? If yes, provide details. Details should include the nature of the building safety defect, any potential costs for the buyer and the impact any current, or future remediation works, will have on the availability of the property.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

5.1.4	Are there any costs—related to cladding—that the buyer should be aware of for any past, current or future remediation works? If yes, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>

5.2	Is your property located within a building that is over 18m tall or at least seven storeys and contains a minimum of two residential units? If yes, provide the contact details of the principal accountable person (England only).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

i The definition of a principal accountable person (PAP) and accountable person (AP) can be found on the UK Government website: www.gov.uk/guidance/safety-in-high-rise-residential-buildings-accountable-persons#accountable-person (Contact details of all relevant accountable persons should have been handed to residents or displayed in a communal area of the flat).

If you answered yes to question 5.2, please answer the following questions otherwise skip to 5.3.

5.2.1	Are the key building information/documents provided to residents available? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

5.2.2	Are the key building information/documents provided to residents by the principal accountable person up to date?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
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5.2.3	Have any remedial works—unrelated to cladding—taken place, or are planned to the property? If yes, provide details. Details should include the nature of the building safety defect, any potential costs for the buyer and the impact any current, or future remediation works, will have on the availability of the property.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

5.2.4	Have any remedial works taken place, or are planned for the remainder of the building where the property resides? If yes, provide details. Details should include the nature of the building safety defect, any potential costs for the buyer and the impact any current, or future remediation works, will have on the availability of the property.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

5.2.5	Are there any costs—unrelated to cladding—that the buyer should be aware of for any past, current or future remediation works? If yes, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

5.2.6	What responsibilities does the building owner have regarding fire and building safety?

5.3 The next questions relate to all buildings and should be completed for all transactions.

5.3.1	Does the property have a timber framed balcony?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.3.2	Has spray foam insulation been installed at the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.3.3	Does the property contain asbestos?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

5.3.4	Is there a smoke alarm in the property? If yes, provide details on the type and location of each smoke alarm.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>

5.3.5	Is there a mains-powered carbon monoxide alarm in the property? If yes, provide details on the type and location of each alarm.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>

5.3.6	Does the property contain any other building materials which could cause a building safety issue? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

5.3.7	If applicable, is there sufficient emergency lighting?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.3.8	Is any part of the property in disrepair that impacts the structural integrity of the property and is at risk of collapse?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>

5.3.9	Has the property ever been subject to subsidence or structural faults? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

5.3.10	Is the property of standard construction? If no, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

5.4	Have there been any structural alterations, extensions, significant repairs or renewals to the property? For example, a loft or garage conversion, removal of internal walls/chimneys, installation of rolled steel joist(s) RSJ or change of use.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
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If you answered yes to question 5.4, please answer the following questions for each change otherwise skip to 5.5. There is space for four changes and you can continue onto a separate sheet if necessary.

Change #1

5.4.1a	Nature of the work carried out.	Year completed:	

5.4.1b	Was a building regulation approval and completion certificate obtained or an equivalent Competent Person Scheme Certificate?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
5.4.1c	Was planning permission or a lawful development certificate (LDC) obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
5.4.1d	Was listed building consent obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
5.4.1e	Was any consent under a restriction in the title obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>

5.4.1f	If you answered no to one or more of these questions, outline the reason(s) why below.

Change #2

5.4.2a	Nature of the work carried out.	Year completed:	

5.4.2b	Was a building regulation approval and completion certificate obtained or an equivalent Competent Person Scheme Certificate?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
5.4.2c	Was planning permission or a lawful development certificate (LDC) obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
5.4.2d	Was listed building consent obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
5.4.2e	Was any consent under a restriction in the title obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>

5.4.2f	If you answered no to one or more of these questions, outline the reason(s) why below.

Change #3

5.4.3a	Nature of the work carried out.	Year completed:	

5.4.3b	Was a building regulation approval and completion certificate obtained or an equivalent Competent Person Scheme Certificate?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
5.4.3c	Was planning permission or a lawful development certificate (LDC) obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
5.4.3d	Was listed building consent obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
5.4.3e	Was any consent under a restriction in the title obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>


5.4.3f	If you answered no to one or more of these questions, outline the reason(s) why below.

Change #4

5.4.4a	Nature of the work carried out.	Year completed:	

5.4.4b	Was a building regulation approval and completion certificate obtained or an equivalent Competent Person Scheme Certificate?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
5.4.4c	Was planning permission or a lawful development certificate (LDC) obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
5.4.4d	Was listed building consent obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
5.4.4e	Was any consent under a restriction in the title obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>

5.4.4f	If you answered no to one or more of these questions, outline the reason(s) why below.

 If you answered yes to any of the questions under 5.4, the relevant documents will be required by the buyers. Provide copies of all documentation with this form.

5.5	Are any of the works listed under question 5.4 unfinished? If yes, provide details and whether the work will be finished before the sale is completed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

5.6	Are you aware of any breaches of planning permission conditions or Building Regulations consent conditions or work not having the necessary consents? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

5.7	Are there any planning control issues to resolve? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

5.8	Is the property subject to a Green Deal loan, Green Homes Grant or another financed home improvement scheme? If yes, please include any outstanding payments for the renewable devices and any feed-in tariffs.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

5.9	Please provide further details regarding any fire safety risks related to the above, including the identified risk, any work which needs to be done, any work that has already been completed, any costs to the purchaser and the impact of any risks on the ability for the purchaser to reside within the property.

6. RESTRICTIONS

6.1 Listing and conservation.

6.1.1	Is your property a listed building? If yes, provide details of the listing, including the grade, along with any specific restrictions.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.1.2	Is your property in a designated conservation area? If yes, provide details of the restrictions.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.1.3	Is the property impacted by restrictions arising from real burdens? If yes, please provide details (Scotland only).	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
6.1.4	Is the property subject to any restrictions on permitted development, such as Article 4 restrictions on change of use? If yes, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
6.1.5	Is the property subject to any restrictive covenants? If yes, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
6.1.6	Are any trees on the property subject to a tree preservation order?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.1.7	Have the terms of the order been complied with? Attach a copy of any relevant documentation to this form.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>

6.1.8	Are there any lease restrictions for the property? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

6.1.9	Are there any other restrictions that the buyer should be aware of? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

i HMLR Local Land Charges and the Local Planning Authority can provide further details if existing restrictions are not known.

7. RIGHTS AND EASEMENTS

7.1	Does the property benefit from any rights or arrangements over any neighbouring property? For example, rights to go onto neighbouring land to maintain the property or right to park or drive over neighbour's land etc. If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

7.2	Has anyone taken steps to prevent access to the property, complained about or demanded payment for access to the property? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

7.3	Is there a public right of way through and/or across your house, buildings or land? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

7.4 Do you know of any of the following rights or arrangements affecting the property?

7.4.1	Right of light	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
7.4.2	Right of support from adjoining properties	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
7.4.3	Customary rights, e.g. rights deriving from local traditions	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
7.4.4	Other people's rights to mines and minerals under the land	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
7.4.5	Chancel repair liability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
7.4.6	Other people's rights to take from the land (e.g. timber, hay or fish)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
7.4.7	Is the property subject to any servitudes? (Scotland only)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
7.4.8	Any other rights or arrangements affecting the property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

7.4.9	If you answered yes to any of the questions under 7.4, please provide details below.
<p><i>RIGHTS OF WAY</i></p>	

i We recommend double checking this section with a conveyancer to ensure that any rights are identified.

8. ENVIRONMENTAL ISSUES

8.1 If there have been any issues related to flooding whilst the seller has owned the property, please answer the following questions otherwise skip to 8.2.

8.1.1	Has the property ever flooded?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
8.1.2	At what frequency has the property flooded since the seller has owned the property?			
8.1.3	Is the property still at risk of flooding?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

8.1.4	Have steps been taken to mitigate flood risks? If yes, provide details. If no, what barriers have prevented action from being taken?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

8.1.5	What is the source of the flooding risk?	
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8.1.6	Are there flooding defenses nearby? If yes, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

8.1.7	Has the property been damaged because of a storm or fire since you have owned it? If yes, provide details and advise whether there are any outstanding claims.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

8.2 If the property is at risk of coastal erosion, please answer the following otherwise skip to 8.3.

8.2.1	Please provide a description of the known coastal erosion risk.

8.2.2	Will the buyer be subject to any costs or charges related to sea defenses or mitigating the impact of erosion. If yes, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

8.3 If the property is located on the coalfield or impacted by the effect of mining activity, please answer the following, otherwise skip to 8.4.

8.3.1	Has a mining report been conducted or scheduled to be conducted on the land the property is built on? If yes, please provide details of any findings related to the stability of the ground.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

8.3.2	Are there any issues that the purchaser should be aware of such as sinkholes, subsidence, air pollution or excessive noise? If yes, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

8.4	Are there any other issues related to the local environment that a potential buyer should be aware of, including issues related to radon gas, quarrying or fracking, that affect the property since it has been owned by the seller? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
		Don't know <input type="checkbox"/>	

9. PLANNING PERMISSION AND OUTSTANDING DEVELOPMENT PROPOSALS

9.1	Are there any existing plans awaiting planning permission that would affect the nature of the property or its use including its land? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

9.2	Are there any planning proposals within one mile of the property that would indirectly impact the property by affecting the surrounding area? For example, large local developments, infrastructure projects or commercial builds? If yes, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>

9.3	Are there any known building works or approved proposals that would affect the privacy or light of the property? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

9.4	Are there any known building works or approved proposals that obstruct the view of the property? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

10. ACCESSIBILITY AND ADAPTATIONS

10.1	If applicable, provide details of any adaptations designed to improve the accessibility of the property, which include but are not limited to step free access, a wet room, level access shower and lateral living.	N/A <input checked="" type="checkbox"/>

CONSUMER PROTECTION REGULATIONS DECLARATION

By signing this form, I confirm the answers to be truthful and accurate and to the best of my knowledge. The questions have been designed to assist with the smooth selling of the property. Any misleading or incorrect answers are likely to be exposed later in the conveyancing process and may hinder the sale.

I will provide additional documentation in support of the information supplied on this form. I understand that this does not replace any official or legal information required for the sale of the property.

If there are any changes which alter the information provided, I will update the form immediately and notify the estate agent and my conveyancer.

Signature	N. Hannaford	Date	30/4/26
Print name	NORMA HANNAFORD		

Signature	J. S. Woodhouse	Date	30/4/26
Print name	TRACY SHERRIE WOODHOUSE		

 [Need help signing this document electronically? Click here for instructions.](#)

