

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY: 62 Kestrel Way, Bicester, OX26 6YA

As required by Trading Standards

Material Information:

For Freehold

Titles only:

Freehold without fees or Freehold with fees n/a

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? *phoned Andy Gibbs at BWMn02Ltd - awaiting answer

What is the Start date of the lease? 4 May 1990

How long is the term of the lease? Term from 01 Jan 1990 for 999 years

How much is the Ground Rent? £ n/a and when is it payable? _____
When is the ground rent reviewed? _____ and by how much? _____

Who is the management company? Blackberry Way Mngmt No2 Ltd

What are the management fees? 1,340

How often are charges paid? Annual

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On the register / Out of date / Needs renewing/ Never had an EPC. But needs updating
(ring the appropriate answer(s))

Council Tax: Band: C Amount per annum: £ £2,129 Council: Cherwell D C
Ambrosden

Asking Price: £ _____ Tag Line: _____

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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
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

Electrics: Do you have an in-date Electrical Safety Inspection Report? Yes No
Tin W has an electric certificate and pats test

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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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

Thatched: Does the property have a thatched roof? Yes No

Parking: On-the-Plot: No. of spaces including inside any garage: _____ Garage / Driveway / Off-Road
Off-the-Plot: No. of spaces including inside any garage: 1 Garage-in-Block / Driveway /
Allocated Space(s) / Off Road / Communal /: _____
Does the property come with a private electrical car charging point? Yes No

Issues: Are there any issues from a health and safety perspective? Yes / 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? Yes / No Details:
Refer to original LEASE 4 May 1990 between Westerbury Homes (Holdings) Ltd and Blackberry Way Management (No2) Ltd and Geoffrey Bruce Taylor

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

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

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

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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.

REDACTED

SIGNATURE
