



2 The Ridings, Spooner Row

Material Information Pack

2 The Ridings Spooner Row, Wymondham, NR18 9EG

Kotini has gathered this property information and the sellers have confirmed it to be accurate as of:

22/09/2026 08:56

Introduction

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.

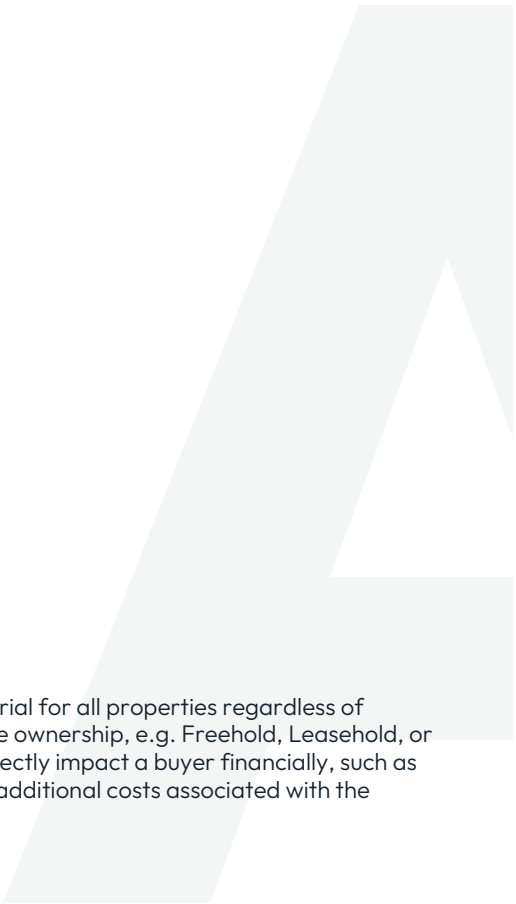


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Part A

Ownership

Council Tax

Energy Performance Certificate

Type of construction

Part A contains the information considered material for all properties regardless of location. Expect to see in this section details of the ownership, e.g. Freehold, Leasehold, or something else, as well as anything that would directly impact a buyer financially, such as council tax, ground rent, service charges, or any additional costs associated with the property.



Ownership - NK483989

Tenure of the property

Leasehold

Title number

NK483989

↓ Lease length

Year the lease started

2018

Length of the lease in years

99

Remaining lease term in years

91

↓ Lease restrictions

Are there any lease restrictions

Yes

Details of the lease restrictions

I would need to find the details of this but believe one was subletting and using it as a business premises

↓ Additional costs

Is there a service charge

No

↓ Ground rent

Is ground rent payable

No

End of section



Council Tax

Council Tax band

C

Annual Council Tax

2162.82

Alterations affecting the Council Tax band

No

End of section



Energy Performance Certificate

Date of inspection

2018-02-12

Certificate date (valid for 10yrs)

2018-02-12

Certificate number

0051-3862-7426-9298-3981

Current Energy Performance rating

B

Current energy efficiency

84

Potential Energy Performance rating

A

Potential energy efficiency

121

End of section



Type of construction

Type of property

House

Built form

Semi-Detached

Property used for non-residential purposes

No

Property built with standard forms of construction

Yes

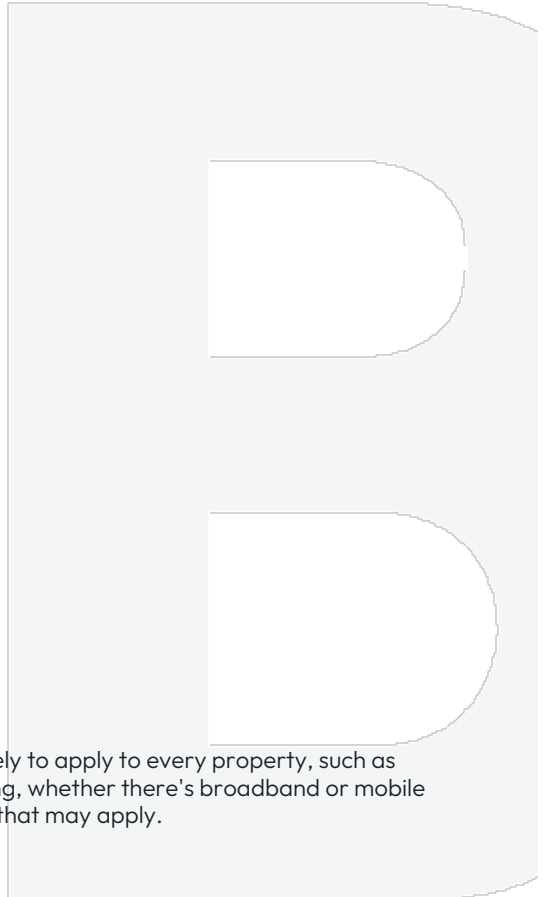
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Part B

Parking

Utilities

Part B contains property information that's likely to apply to every property, such as utilities (water, heating, electricity, etc.), parking, whether there's broadband or mobile coverage at the property and any restrictions that may apply.





Parking

Types of parking available

Driveway, Private

Controlled parking in place

No

Disabled parking available

Yes

Electrical vehicle charging point at the property

No

End of section



Utilities

↓ Electricity

Property connected to mains electricity

Yes

Other sources of electricity connected to the property

Yes

Details of the other sources of electricity

Air source heat pump

Solar or photovoltaic panels installed at the property

No

↓ Heating

Type of heating system

Central heating

Central heating fuel

Electricity

Is the heating system in good working order

Yes

Other heating features at the property

Double glazing, Air source heat pump

↓ Water

Mains water connected to the property

Yes

Is the mains water supply metered

Yes

↓ Drainage

Surface water drainage connected to the property

Yes

Mains foul drainage connected to the property

No

Type of off mains foul drainage system

Sewerage treatment plant

↓ Broadband

Broadband connection at the property

FTTP (Fibre to the Premises)

↓ Mobile coverage

Mobile signal issues at the property

Yes

Details of the mobile signal issues

Not 'issues'. Some providers have better signal than others but usually you can make a call clear enough, especially with WiFi calling enabled now.

End of section

Part C

Building safety

Listing status

Conservation

Tree preservation orders

Environmental issues

Rights and informal arrangements

Notices

Accessibility adaptations

Part C contains property information that may need to be disclosed if the property is impacted by it, such as building safety issues, planning permission issues, and environmental risks. Where a property is impacted, enquire with the agent for more details.



Building safety

Building safety issues at the property

No

End of section



Listing status

Listed building in England or Wales

No

End of section

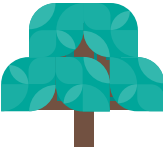


Conservation

Located in a designated conservation area

No

End of section

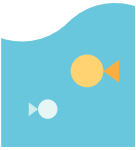


Tree Preservation Orders

Tree preservation order in place

No

End of section



Environmental issues

↓ Flooding

Property flooded before

No

Property at risk of flooding

No

Flood defences in place

Not known

↓ Coastal erosion

Coastal erosion risk

No

↓ Coal mining

Coal mining risk

No

↓ Other mining

Other mining risk

No

End of section



Rights and informal arrangements

Do the owners of any other properties exercise any rights or arrangements over this property?

No

End of section



Notices

Infrastructure project notice(s)

No

Neighbour development notice(s)

No

Listed building application notice(s)

No

Party wall act notice(s)

No

Planning application notice(s)

No

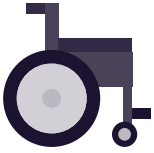
Required maintenance notice(s)

No

Other notices

No

End of section



Accessibility adaptations

Accessibility adaptations at the property

Level access, Wide doorways

End of section