kotini

Automated onboarding
and compliance

14 Esprit Close, Wymondham, NR18 9LY

Material Information

Freehold | Title NK210462 | Edition 2 | 14 sections | 21/10/2026 10:03

Material Information

Kotini has gathered this property information on behalf of Money Properties Ltd, and the sellers have confirmed it to be accurate as of:

Created 21/10/2026 10:03

About this document

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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Ownership - NK210462

Tenure of the property	Freehold
Title number	NK210462
Is the whole freehold being sold	Yes

Council Tax

Council Tax band	B
Annual Council Tax	1930.0
Alterations affecting the Council Tax band	No

Energy Performance Certificate

Certificate date (valid for 10yrs)	*Not provided*
Certificate number	*Not provided*
Current Energy Performance rating	*Not provided*
Current energy efficiency	*Not provided*
Potential energy efficiency	*Not provided*

Type of construction

Property used for non-residential purposes	No
Property built with standard forms of construction	Yes

Parking

Types of parking available	Allocated, Driveway, Off Street
Controlled parking in place	No

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Disabled parking available	Not known
Electrical vehicle charging point at the property	No

Utilities

Electricity

Property connected to mains electricity	Yes
Other sources of electricity connected to the property	No
Solar or photovoltaic panels installed at the property	No

Heating

Type of heating system	Central heating
Central heating fuel	Mains gas
Is the heating system in good working order	Yes
Other heating features at the property	Double glazing

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	Yes

Broadband

Broadband connection at the property	FTTC (Fibre to the Cabinet)

Mobile coverage

Mobile signal issues at the property	No

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Building safety

Building safety issues at the property	No

Listing status

Listed building in England or Wales	No

Conservation

Located in a designated conservation area	No

Tree Preservation Orders

Tree preservation order in place	No

Environmental issues

Flooding

Property flooded before	No
Property at risk of flooding	No
Flood defences in place	No

Coastal erosion

Coastal erosion risk	No

Coal mining

Coal mining risk	No

Other mining

Other mining risk	No

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Rights and informal arrangements

Do the owners of any other properties exercise any rights or arrangements over this property?	No

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

Accessibility adaptations

Accessibility adaptations at the property	No accessibility adaptations

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