



# 5 Lodge Stables, Burley Road

## Property Information Questionnaire

5 Lodge Stables Burley Road, Oakham, LE15 6DH

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

20/07/2024 10:40

# 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 to make an informed transactional decision#basically, whether a buyer decides to enquire further, view, or buy a property.

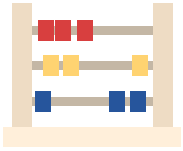
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive report of the property you're looking to buy, helping you to make an informed purchasing decision.

If you have any questions about the information contained in this report, please contact your estate agent.



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# Additional information

Other material issues

No

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Other charges not mentioned elsewhere

No

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Non-compliant with restrictions on use and alterations

No

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End of section



# Alterations & changes

## ↓ Change of use

Property subject to a change of use

No

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## ↓ Windows, roof windows, roof lights or glazed doors installations

Windows, roof windows, roof lights or glazed doors installed since 1st April 2002

No

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## ↓ Extensions

Extension added to the property

No

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## ↓ Conservatories

Conservatory added to the property

No

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## ↓ Loft conversion

Loft converted

No

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## ↓ Garage conversion

Garage converted

No

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## ↓ Internal wall removal

Internal wall removed

No

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## ↓ Chimney removal

Chimney removed

No

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## ↓ Insulation

Insulation installed

No

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## ↓ Other works

Other works

No

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Planning permission breaches

No

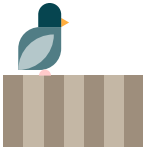
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Unresolved planning issues

No

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End of section



# Boundaries

## ↓ Boundary ownership

Front boundary

Not known

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Left boundary

Not known

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Rear boundary

Not known

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Right boundary

Not known

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Boundaries are uniform

Yes

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Boundaries have been moved

No

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Property boundaries differ from the title plan

No

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Proposal to alter the boundaries

No

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Adjacent land included in the sale

No

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**Neighbour taking over or building on any part of the property**

No

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**Part of the property on separate deed**

No

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**Part of the property are outside the legal ownership of the seller**

No

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**Flying freehold at the property**

No

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End of section





# Completion & moving

Any dates the seller can't move on

No

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Property in a chain

No

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Sale price sufficient to settle the mortgage

No mortgage

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Seller will leave all keys

true

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Seller will remove any rubbish

true

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Seller will replace any light fittings

true

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Seller will take reasonable care

true

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End of section



# Connectivity

## ↓ Telephone

Telephone line connected to the property

Yes

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## ↓ Broadband

Broadband connection at the property

None

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## ↓ Mobile coverage

Mobile signal issues at the property

No

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End of section



# Council Tax

Council Tax band

D

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Annual Council Tax

2670.21

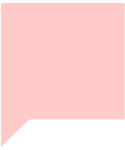
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Alterations affecting Council Tax band

No

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End of section



# Disputes & complaints

Past disputes and complaints

No

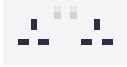
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Potential disputes and complaints

No

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End of section



# Electricity

## ↓ Mains electricity

Property connected to mains electricity

Yes

Mains electricity supplier

EDF

Electricity meter location

Airing cupboard

## ↓ Solar or photovoltaic panels

Solar or photovoltaic panels installed at the property

No

## ↓ Other electricity sources

Other sources of electricity connected to the property

No

End of section



# Electrical works

**Electrical works**

No

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**Certificates for electrical works**

No

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**Electrics tested by a qualified electrician**

Yes

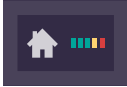
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**Year the electrics were tested**

2021

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End of section



# Energy efficiency

**Date of inspection**

2020-08-27

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**Certificate date (valid for 10yrs)**

2020-08-27

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**Certificate number**

0975-2813-7489-2720-2881

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**Current Energy Performance rating**

E

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**Current energy efficiency**

40

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**Potential Energy Performance rating**

D

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**Potential energy efficiency**

64

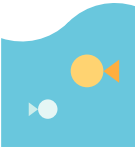
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**Green deal loan in place**

No

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End of section



# Environmental issues

## ↓ Flooding

Property flooded before

No

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Property at risk of flooding

No

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Flood defences in place

Not known

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## ↓ Radon

Radon remedial measures on construction

Not known

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Radon test carried out

Not known

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## ↓ Coal mining

Coal mining risk

No

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## ↓ Other mining

Other mining risk

No

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## ↓ Coastal erosion

**Coastal erosion risk**

No

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## ↓ Other

**Other environmental risks**

No

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End of section



# Guarantees, warranties, and indemnity insurances

Guarantees or warranties available for the property

Not known

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Guarantes or warranties for central heating and/or plumbing

No

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Guarantes or warranties for damp proofing treatment

No

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Guarantes or warranties for double glazing

No

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Guarantes or warranties for roofing work

No

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Guarantes or warranties for subsidence work

No

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Guarantes or warranties for timber rot infestation treatment

No

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New home warranty

No

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**Any other guarantees or warranties**

No

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**Outstanding claims or applications against the guarantees or warranties**

No

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**Title defect insurance in place**

No

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End of section



# Heating

Type of heating system

Room heaters only

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Other heating features at the property

Double glazing

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End of section



# Insurance

**Property insured**

No

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**Why it's not insured**

The management company

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**Difficulties obtaining insurance**

No

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**Past insurance claims**

No

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End of section



# Listing & conservation

## ↓ Listing status

Listed building in England or Wales

No

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## ↓ Conservation

Located in a designated conservation area

No

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## ↓ Tree Preservation

Tree preservation order in place

No

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End of section



# Notices

Infrastructure project notice(s)

No

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Neighbour development notice(s)

No

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Listed building application notice(s)

No

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Party wall act notice(s)

No

---

Planning application notice(s)

No

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Required maintenance notice(s)

No

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Alterations to neighbouring properties

No

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Other notices

No

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End of section



# Ownership - LT389727

## Tenure of the property

Leasehold

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## Title number

LT389727

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## ↓ Lease length

### Remaining lease term in years

959

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## ↓ Lease restrictions

### Are there any lease restrictions

No

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## ↓ Service charge

### Is there a service charge

Yes

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### Annual service charge amount

2549.0

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## ↓ Ground rent

### Is ground rent payable

Yes

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**Annual ground rent**

20.0

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**Does the ground rent increase**

No

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↓ **Freeholder/Landlord details**

**Freeholder/Landlords name**

Lodge Stables Management Company

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**Freeholder/Landlords name**

Lodge Stables Management Company

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**Freeholder/Landlords email address**

ggrady@richardsonsurveyors.co.uk

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**Freeholder/Landlords contact number**

+441780758006

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↓ **Management company**

**Management company type (if any)**

Management company

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**Management company owned by sellers**

Yes

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**Management company name**

Lodge Stables Management Company

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**Management company email address**

ggrady@richardsonsurveyors.co.uk

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**Management company contact number**  
+441780758006

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↓ **Managing agent details**

**Managing agent employed**  
Yes

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**Managing agents name**  
Richardson Thompson Leech LLP

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**Managing agents email address**  
ggrady@richardsonsurveyors.co.uk

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**Managing agents contact number**  
+441780758006

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End of section



# Parking

Type of parking available

Communal

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Controlled parking in place

No

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Disabled parking available

No

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Electrical vehicle charging point at the property

No

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End of section



# Rights and informal arrangements

## ↓ Shared contributions

**Seller asked to make shared contributions**

Not applicable

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**Seller requested others to make shared contributions**

Not applicable

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## ↓ Rights over other properties

**Is the seller aware of any rights over other properties**

No

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## ↓ Rights over the sale property

**Is the seller aware of any rights over the property being sold**

No

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End of section



# Services crossing the property

Pipes, wires, cables, drains from property

Not known

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Pipes, wires, cables, drains coming to property

Not known

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Formal or informal agreements for services crossing the property

Not known

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End of section



# Specialist issues

**Subsidence or structural faults**

No

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**Property treated for dry rot, wet rot or damp**

No

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**Japanese knotweed at the property or neighbouring land**

No

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**Japanese knotweed survey taken place**

Not known

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**Asbestos at the property**

No

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End of section



# Type of construction

Date of ownership (if known)

17/05/2023

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Property type

Flat

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Property used for non-residential purposes

No

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Property is built with standard forms of construction

Yes

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Spray foam installed at the property

No

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Details of any accessibility adaptations at the property

No accessibility adaptations

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## ↓ Building safety

Building safety issues at the property

No

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## ↓ Loft

Property has access to a loft

No

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End of section



# Water & drainage

## ↓ Water

Mains water connected to the property

Yes

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Mains water supplier

Severn Trent

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Location of the stopcock

Under kitchen sink

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Mains water supply metered

Yes

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Location of the water meter

Second bedroom

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## ↓ Drainage

Surface water drainage connected to the property

Yes

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Mains foul drainage connected to the property

Yes

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Mains foul drainage supplier

Severn Trent

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Maintenance agreements in place for the drainage system

No

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End of section