



Automated onboarding
and compliance

43 East End, Long Clawson, Melton Mowbray, LE14 4NG

Material Information

Freehold

Title LT260024

Edition 2

14 sections

01/10/2026 07:43



Material Information

Kotini has gathered this property information on behalf of Moores Estate Agents, and the sellers have confirmed it to be accurate as of:

Created 01/10/2026 07:43

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.

Ownership - LT260024

Tenure of the property	Freehold
Title number	LT260024
Is the whole freehold being sold	Yes

Council Tax

Council Tax band	H
Annual Council Tax	4701.0
Alterations affecting the Council Tax band	No

Energy Performance Certificate

Date of inspection	21/02/2024
Certificate date (valid for 10yrs)	21/02/2024
Certificate number	9500-7192-0222-0326-3243
Current Energy Performance rating	E
Current energy efficiency	42
Potential Energy Performance rating	D
Potential energy efficiency	61

Type of construction

Type of property	House
Built form	Detached
Property used for non-residential purposes	No
Property built with standard forms of construction	Yes

Parking

Types of parking available	Driveway Gated Off Street Private
Controlled parking in place	No
Disabled parking available	No
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	Wood burner Open fire

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	ADSL copper wire
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Mobile coverage

Mobile signal issues at the property	No
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Building safety

Building safety issues at the property	No
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Listing status

Listed building in England or Wales	No
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Conservation

Located in a designated conservation area	Yes
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Details of conservation area	It is within a conservation area
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Tree Preservation Orders

Tree preservation order in place	No
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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	No
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Coastal erosion

Coastal erosion risk	No
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Coal mining

Coal mining risk	No
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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
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Notices

Infrastructure project notice(s)	No
Neighbour development notice(s)	Yes
Details of neighbour development notice(s)	The former stables are being developed in to an executive 4 bed property. Dovecote has planning for a 2 bed garage
Listed building application notice(s)	No
Party wall act notice(s)	No
Planning application notice(s)	Yes
Details of planning application notice(s)	Dovecote has planning for a 2 car carport for the benefit of the property
Required maintenance notice(s)	No
Other notices	No

Accessibility adaptations

Accessibility adaptations at the property	No accessibility adaptations
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