



Automated onboarding
and compliance

21 Blacksmith End, Stathern, Melton Mowbray, LE14 4EZ

Material Information

Freehold

Title LT364645

Edition 2

14 sections

15/10/2026 14:40



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 15/10/2026 14:40

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 - LT364645

Tenure of the property	Freehold
Title number	LT364645
Is the whole freehold being sold	Yes

Council Tax

Council Tax band	G
Annual Council Tax	4078.0
Alterations affecting the Council Tax band	No

Energy Performance Certificate

Date of inspection	13/10/2026
Certificate date (valid for 10yrs)	13/10/2026
Certificate number	4790-4372-0622-8699-3063
Current Energy Performance rating	C
Current energy efficiency	72
Potential Energy Performance rating	C
Potential energy efficiency	78

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

Communal

Garage

Driveway

Controlled parking in place

No

Disabled parking available

No

Electrical vehicle charging point at the property

Yes

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

Mobile coverage	
Mobile signal issues at the property	No

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
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Flood defences in place	No
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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?	Yes
Public right of way over the sale 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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