



# **3 Seabrook Avenue, Waltham On The Wolds**

## **Material Information Pack**

3 Seabrook Avenue Waltham On The Wolds, Melton Mowbray, LE14 4BF

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

**01/09/2026 19:17**

# 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.

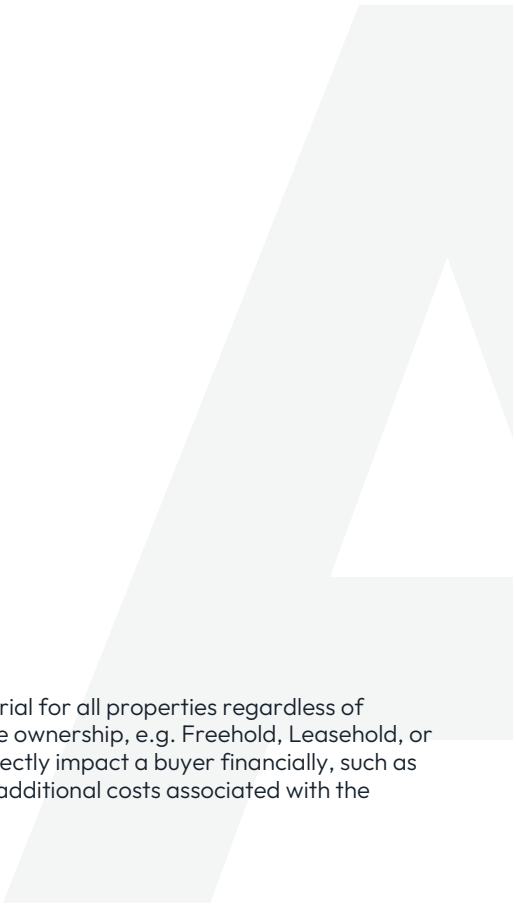


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# Part A

**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 - LT515295

## Tenure of the property

Managed Freehold

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## Title number

LT515295

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## ↓ Additional costs

## Annual service charge amount

376.0

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End of section



# Council Tax

Council Tax band

D

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Annual Council Tax

2430.15

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Alterations affecting the Council Tax band

No

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End of section



# Energy Performance Certificate

**Date of inspection**

2019-07-10

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

2019-07-10

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**Certificate number**

9408-8022-7323-6351-5944

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**Current Energy Performance rating**

C

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**Current energy efficiency**

76

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**Potential Energy Performance rating**

A

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**Potential energy efficiency**

105

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End of section



# Type of construction

Type of property

House

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Built form

Detached

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Property used for non-residential purposes

No

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Property built with standard forms of construction

Yes

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End of section

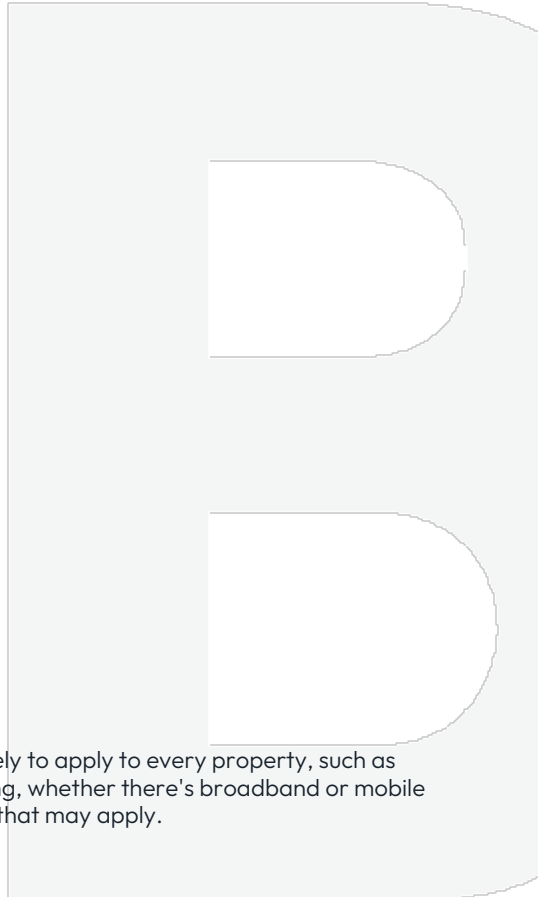


# Part B

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

Garage, Driveway

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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

Yes

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End of section



# Utilities

## ↓ Electricity

Property connected to mains electricity

Yes

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Other sources of electricity connected to the property

Yes

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Details of the other sources of electricity

Air source heat pump

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Solar or photovoltaic panels installed at the property

No

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## ↓ Heating

Type of heating system

Central heating

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Central heating fuel

Electricity

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Is the heating system in good working order

Yes

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Other heating features at the property

Double glazing, Underfloor heating, Night storage, Wood burner, Air source heat pump

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## ↓ Water

Mains water connected to the property

Yes

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Is the mains water supply metered

Yes

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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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## ↓ Broadband

Broadband connection at the property

FTTP (Fibre to the Premises)

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## ↓ Mobile coverage

Mobile signal issues at the property

No

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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

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End of section



# Listing status

Listed building in England or Wales

No

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End of section



# Conservation

Located in a designated conservation area

No

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End of section





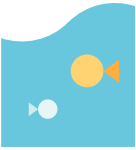
# Tree Preservation Orders

Tree preservation order 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

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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End of section



# Rights and informal arrangements

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

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

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Planning application notice(s)

No

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Required maintenance notice(s)

No

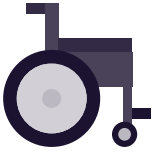
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Other notices

No

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End of section



# Accessibility adaptations

Accessibility adaptations at the property

No accessibility adaptations

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End of section