

# Material Information

**4a, Laceyfields Road,  
Heanor, Derbyshire,  
England, DE75 7HJ**

MARKETED BY

**Taylor Brown and Simms**

**TAYLOR BROWN  
& SIMMS**  
ESTATE AGENTS



## Part A Material Information

### Property Information

<b>Address Line 1</b>	4a Laceyfields Road	<b>Asking Price</b>	£ 160,000
<b>Address Line 2</b>	TBC	<b>Price Type</b>	TBC
<b>Address Line 3</b>	TBC	<b>Council Tax Band</b>	A
<b>Town/City</b>	Amber Valley	<b>Council tax annual charge</b>	£ 1,605.13
<b>Postcode</b>	DE75 7HJ	<b>Local authority</b>	Amber Valley
<b>UPRN</b>	100030029189		

### Tenure Information

**Is your property freehold, leasehold, shared ownership or commonhold?**

Freehold

**Do you have to pay any additional charges relating to the property (apart from council tax, utility charges, etc.), for example, payments to a management company or other person?**

TBC

**Do you have to pay anything towards the costs of maintaining access roads or footpaths?**

TBC

### HM Land Registry data

**Title number**

DY238525

**Tenure**

Freehold

## Energy Performance Certificates

4A LACEYFIELDS ROAD DE75 7HJ HEANOR		Energy rating <b>D</b>	
Valid until 14/06/2027	Certificate number 9258-6044-7206-2593-5994		
<b>Property Type</b>	Terraced		
<b>Total floor area</b>	53 square metres		

  

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		◀ 85 B
69-80	C		
55-68	D	◀ 68 D	
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

<b>Main fuel</b>	mains gas (not community)	<b>Window</b>	Fully double glazed
<b>Wall</b>	Cavity wall, as built, insulated (assumed)	<b>Main heating</b>	Boiler and radiators, mains gas
<b>Roof</b>	Pitched, 150 mm loft insulation	<b>Hot water</b>	From main system

### General Notes

TBC

## Part B Material Information

### Physical characteristics of property

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<b>Build type</b>	TBC
<b>Build form</b>	Terraced
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Reception rooms</b>	TBC
<b>Other</b>	TBC
<b>Outdoor space</b>	43 square metres
<b>Floor area</b>	53 square metres
<b>Roof description</b>	Pitched, 150 mm loft insulation
<b>Windows description</b>	Fully double glazed
<b>Glazed area</b>	Normal
<b>Glazed type</b>	double glazing, unknown install date
<b>Walls description</b>	Cavity wall, as built, insulated (assumed)
<b>What construction type or materials have been used in the property?</b>	TBC

### Utilities

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<b>Mains Electricity</b>	TBC
<b>Solar Panels</b>	TBC
<b>Wind turbine</b>	TBC
<b>Does the property have any other sources of electricity?</b>	TBC
<b>Mains water</b>	TBC
<b>Is the supply metered?</b>	TBC
<b>Private water supply</b>	TBC
<b>If private water supply, please give details:</b>	TBC
<b>Mains sewerage</b>	TBC
<b>Septic tank</b>	TBC
<b>Cesspool</b>	TBC
<b>Small sewage treatment plant</b>	TBC
<b>Heating</b>	TBC
<b>If Other, please specify</b>	TBC
<b>Mains Gas</b>	Yes
<b>Heating description</b>	Boiler and radiators, mains gas
<b>Hot water description</b>	From main system
<b>Additional information</b>	TBC

## Broadband Type / Speeds

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Is broadband available at the property? Yes

Broadband type  
TBC

Type	Download	Upload
Standard	5 mbps	0.7 mbps
Superfast	31 mbps	6 mbps
Ultrafast	1800 mbps	220 mbps

## Mobile Signal / Coverage

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Is mobile signal available at the property? Yes

Are there any known issues or areas of restricted coverage with the mobile signal? TBC

## Parking

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Is off-road parking available? TBC

Please specify the type of parking available TBC

Is a permit required for on-road parking? TBC

Does the property have an electric vehicle (EV) charging point? TBC

## General Notes

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TBC

## Part C Material Information

### Additional Property Information

Floors / Stories	2	Flood risk	Very low
Year built	TBC	Conservation area	No

### Building Safety

Are you aware of any defects or hazards at the property that might lead to a fire or a structural failure?

TBC

### Restrictions and rights - Part 1

Is the property listed?

TBC

Are there restrictive covenants?

Yes

Are there tree preservation orders?

TBC

Have the terms of the order been complied with?

TBC

Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)?

TBC

Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a shared driveway, a boundary or drain?

TBC

Has anyone taken steps to prevent access to the property or complained about or demanded payment for access to the property?

TBC

Rights of light?

TBC

Rights of support from adjoining properties?

TBC

## Restrictions and rights - Part 2

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**Other people's rights to mines and minerals under the land?**

TBC

**Chancel repair liability?**

TBC

**Other people's rights to take things from the land (such as timber, hay or fish)?**

TBC

**Do you know if there are any other rights or arrangements affecting the property? This includes any rights of way.**

TBC

**Do any drains, pipes or wires serving the property cross any neighbour's property?**

TBC

**Do any drains, pipes or wires leading to any neighbour's property cross the property?**

TBC

**Is there any agreement or arrangement about drains, pipes or wires?**

TBC

## Flood and Coastal Erosion Risk

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**What is the flood risk for the area around the property?**

TBC

**Has any part of the property (buildings, surrounding garden or land) ever been flooded?**

TBC

**Are there any defences to prevent flooding installed at the property?**

TBC

**If the property is near the coast, is there any known risk of coastal erosion affecting the property?**

TBC

## Outstanding building work or approvals

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**Are you aware of any breaches of planning permission conditions or building regulations consent conditions, unfinished work or work that does not have all necessary consents?**

TBC

**Are there any planning or building control issues to resolve?**

TBC

## Notices and proposals

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Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby?

TBC

Are you aware of any plans or proposals to develop property or land nearby?

TBC

Are you aware of any proposals to make alterations to or change the use of buildings nearby?

TBC

## Accessibility

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(a) Step free access from the street to inside the property (e.g. ramps / lifts)

TBC

(b) Wet room / level access shower?

TBC

(c) Lateral living (entrance level living accommodation)?

TBC

(d) Other accessibility adaptations?

TBC

If yes, please give details

TBC

## Coalfield or Mining Area

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Is the property impacted by coal mining?

TBC

## General Notes

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TBC

## Planning Applications

### On-site Planning Applications

**No planning application found**

It appears there are no records of planning applications for this property.

## Nearby Planning Applications

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**No planning application found**

It appears there are no records of planning applications for this property.