

Material Information

**Langdale, Moor Lane,
Banbury, Oxfordshire,
England, OX15 4JQ**

MARKETED BY

Breckon & Breckon

30, Market Square, Bicester, OX26 6AG



Part A Material Information

Property Information

Address Line 1	Langdale	Asking Price	£ 650,000
Address Line 2	Moor Lane	Price Type	TBC
Address Line 3	South Newington	Council Tax Band	F
Town/City	Cherwell	Council tax annual charge	£ 3,558.92
Postcode	OX15 4JQ	Local authority	Cherwell
UPRN	100120798672		

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

ON314738

Tenure

Freehold

Energy Performance Certificates

LANGDALE MOOR LANE OX15 4JQ BANBURY		<div>Energy rating</div> <div>D</div>	
Valid until 20/07/2033			
Property Type		Detached	
Total floor area		122 square metres	

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		◀ 76 C
55-68	D	◀ 57 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Main fuel	oil (not community)
Wall	Cavity wall, filled cavity
Roof	Pitched, 150 mm loft insulation

Window	Fully double glazed
Main heating	Boiler and radiators, oil
Hot water	From main system

General Notes

TBC

Part B Material Information

Physical characteristics of property

Build type	TBC
Build form	Detached
Bedrooms	4
Bathrooms	1
Reception rooms	TBC
Other	TBC
Outdoor space	592 square metres
Floor area	122 square metres
Roof description	Pitched, 150 mm loft insulation
Windows description	Fully double glazed
Glazed area	Normal
Glazed type	double glazing installed during or after 2002
Walls description	Cavity wall, filled cavity
What construction type or materials have been used in the property?	TBC

Utilities

Mains Electricity	TBC
Solar Panels	TBC
Wind turbine	TBC
Does the property have any other sources of electricity?	TBC
Mains water	TBC
Is the supply metered?	TBC
Private water supply	TBC
If private water supply, please give details:	TBC
Mains sewerage	TBC
Septic tank	TBC
Cesspool	TBC
Small sewage treatment plant	TBC
Heating	TBC
If Other, please specify	TBC
Mains Gas	No
Heating description	Boiler and radiators, oil
Hot water description	From main system
Additional information	TBC

Broadband Type / Speeds

Is broadband available at the property? Yes

Broadband type
TBC

Type	Download	Upload
Standard	1 mbps	0.3 mbps
Superfast	34 mbps	6 mbps
Ultrafast	1000 mbps	1000 mbps

Mobile Signal / Coverage

Is mobile signal available at the property? Yes
Are there any known issues or areas of restricted coverage with the mobile signal? TBC

Parking

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

TBC

Part C Material Information

Additional Property Information

Floors / Stories
Year built

TBC
TBC

Flood risk
Conservation area

Very low
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?
No

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

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

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

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

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

(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

Is the property impacted by coal mining?

TBC

General Notes

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

No planning application found

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