



SELLERS ENQUIRY FORM (This SEF must be completed in full)

Under Consumer Protection from Unfair Trading Regulations 2008, both Vendor and Agent must disclose anything within their knowledge that would affect the average buyer, it is therefore important to disclose anything that would materially affect the transactional decision of the average consumer. The information which you provide must be accurate. Whether you are the owner of the property or representing someone who has died or is unable or unavailable to complete the form, the form should be completed as though the questions are being answered by the owner.

Full property address

Postcode

29 MANOR PARK, KINGSWIMFORD DT6 8AG

Reason for sale?

COUNCIL TAX BAND

A If deleted, give details

TENURE

Freehold

Leasehold

Commonhold

Tick if applicable: Unregistered

Flying Freehold

Other / Non Traditional

Give details

Managed Freehold*

*A managed Freehold with shared amenities where you pay a management, service charge or contribution.

*What is your contribution to the management / service charges? Give details

Are there any site or event fees associated with the sale of your property?

Y

N

Give details

pm / pa

LEASEHOLD

We suggest that you contact your lease administrator, commonhold administrator or freehold manager to obtain the following material information required by potential buyers where it is known. The information should be forwarded to your agent and acting conveyancer.

What is the Term of the Lease?

years

From?

Years remaining?

years

Is the property being sold with a Share of Freehold?

Y

N

Give details

How much is your current annual ground rent?

£

Review period

years

Review Date

No ground rent review

during term of lease

How much is your current annual service charge?

£

Review Date

How much is your current annual buildings insurance premium (if not included in the service charge)?

£

Are you aware of any future price increases?

Y

N

Give details

Please provide supporting information such as a management statement

What is the name of the person or organisation to whom you pay ground rent?

Name

Telephone or email

Full property address

Postcode

What is the name of the person or organisation to whom you pay your service charges?

Name

Telephone or email

Full property address

Postcode

Do you pay any other charges (e.g. maintenance of a shared amenity, reserve fund or other management charges)?

Y

N

Give details

What floor is the property situated?

Are there any known building safety issues? (unsafe cladding / external structures or hazardous materials)

Y

N

Give details

What work needs to be done?

Give details

What work has already been done?

Give details

What will the potential cost be?

Give details

Will a buyer need to vacate while work is completed?

Y

N

Give details

Is the work to be covered by a Remediation Scheme?

Y

N

Give details

Have you completed a Leaseholder Certificate (>11m / 5 floors)?

Y

N

Are there any restrictions within the lease to prevent the erection of a For Sale board?

Y

N

Give details

SHARED OWNERSHIP What share is being sold? % What is the rent payable? £ Weekly £ Monthly

Who is the rent paid to? Housing Association / Council: Name

Address Tel Number

Is there an option to staircase ownership? Y N Are there any management / service charges for your property? Y N

Give details

Are there any obligations relating to the sale?
(such as Housing Association/Council marketing exclusivity period or eligibility criteria, RICS survey?) Y N

Give details

RESTRICTIONS AND RIGHTS

Known restrictions can affect the buyers general use of the property and are material information

Are there any restrictions on the property (such as First Home scheme or Section 157 or relating to the title)? Y N

Give details

Is the property subject to a Green Deal loan or another financed home improvement scheme? Y N Don't know

Give details

Are there any known restrictions which could impact a buyers use or enjoyment of the property? (freehold or leasehold properties)

Keeping pets Y N Running a business Y N Sub-letting Y N Keeping boats, caravans or mobile homes on site Y N Holiday home use Y N

Other (give details)

Does the property lie within a conservation area? Y N Is the property listed? Y N If Yes, which Grade?

Is there a Public Right of Way? Y N Is there a Private Right of Way? Y N Give details

EPC Do you already have an Energy Performance Certificate (EPC)? Y N Access for Domestic Energy Assessor via: Agent Vendor

Confirmation of order must be received before marketing. If the full EPC is not received within 28 days marketing will cease but you will remain in contract.

UTILITIES

Electricity: Mains Private Supply Solar Panels Wind Turbine If leased, provide associated costs. Give details

Water Supply: Mains Private Give details and any associated costs

Sewerage: Mains Private If private, is it: Cesspit Septic Tank Other

Tank System comply with Environment Agency General Binding Rules? Y N Tank last upgraded or replaced? Month Year

Heating: Gas Central Electric Oil Night Storage Under Floor Eco-Friendly Air Con Wood Burner

Open Fire Solar Heating Solar Water Other Give details

Broadband: ADSL copper wire Cable Fibre to cabinet Fibre to premises None

Broadband installation can be checked at <https://www.openreach.com/fibre-broadband>

Mobile Coverage: Any known issue with receiving a mobile phone signal at or within the property? Y N

Give details

PARKING

All parking arrangements must be verified

Garage Allocated Resident Parking Permit Parking Cost pm / pa Communal No parking

Disabled parking available? On Street EV Charging Point? Driveway Other

Is access to parking by way of a dropped kerb undertaken by the Local Authority? Y N

Is access to the parking area over a private road? Are there costs associated? Y N Give details

Garage en bloc? Y N Give details **Tenure:** Freehold / Leasehold

GARDEN Part of title Y N Leased in Part Y N Communal Y N Right of Way Y N

Give details

Is there any known dispute relating to the property boundary? Y N Give details

ENVIRONMENTAL & STRUCTURAL INFORMATION

Is your property recognised as a non standard construction type property? Y N Give details

Are you aware of any structural issues at the property?
(including garage and outbuildings) Y N Give details

Has the property ever suffered storm, fire or flood damage? Y N Give details

Has the property flooded in the last 5 years? Y N

Source of flooding Ground Water River Sea Lake Reservoir Give details

Flood defences in place? Y N Give details

Is there any known risk from coastal erosion? Y N Give details

Is there any known risk from mining activities in the locality? Y N Give details

Is there anything that could affect the enjoyment or saleability of the property? (eg history, nearby developments or neighbour disputes?) Y N

Give details

Are you aware of any protected animal species (eg Badgers or Bats) or Tree Preservation Orders located at the property? Y N

Give details

Has Japanese Knotweed or other invasive species ever grown within the property boundary or close vicinity? (neighbouring properties or land) Y N

Is there a treatment plan in place? Y N Please supply a copy

HAZARDS AND KNOWN ISSUES

Asbestos or cladding? Y N Wells, ditches or shafts? Y N Other damage to the structure or grounds? Y N

Damaged or exposed electrics? Y N Damage to flooring and / or staircases? Y N Any known areas in poor condition (internal or external)? Y N

Please confirm what steps have been taken to minimise risk

Give details

WARRANTIES AND GUARANTEES

	Y	N	Don't know	Years remaining		Y	N	Don't know	Years remaining		Y	N	Don't know	Years remaining
National House Building (NHBC) or similar	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Heating and / or Plumbing Work	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roofing Work	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical Work	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Damp / Rot Prevention or Treatment Work	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Preventative Work / remedial action relating to subsidence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

If Yes, give details

Has the property been subject to an insurance claim during your ownership? Y N Don't know

If Yes, give details

ALTERATIONS MADE AND ACCESSIBILITY

Extensions? Y N Loft conversion? Y N Removal of internal walls or chimneys? Y N

Significant repairs or upgrades to the property? Y N Garage conversion? Y N Change of use? Y N

Not suitable for wheelchair users? Y N Level access? Y N Lift access? Y N

Ramped access? Y N Wet room? Y N Wide doorways? Y N

Lateral living? Y N Other? Give details

Was building regulation approval and completion certificate obtained or an equivalent Competent Person Scheme Certificate? Y N Not required

Was planning permission obtained? Y N Not required

Are you aware of any historic works being conducted without the necessary permissions or consent? Y N Not required

If 'Yes' for each change, outline the nature of the work and confirm the year the change was completed

Is there any known building works or planning relating to a neighbouring property or area? Y N Don't know

If Yes, please provide details of related costs

The questions in this form must be completed in full and as accurately as possible, please do not omit information. Please note that information within this Sellers Enquiry Form will be disclosed to interested parties. Failure to provide and complete this document truthfully and accurately could lead to action by regulated bodies. Where further verification is required, we thank you in advance for assisting with our enquiries. If any information should change, you confirm that you will advise us as soon as you become aware.

Signed by vendor On BEHALF OF ALAN JAMES AS A LAY
 Print name JAMES AS A LAY
 Date 21/05/2026

Checked by [Signature]
 On behalf of COMWENS
 Print name DOUGLAS PAV [Signature]
 Date 21/05/2026