

HEARNES

WHERE SERVICE COUNTS

Material Information for Leasehold Properties

Part A

Property address 12 HIGHFIELD HALL, 70 CHRISTCHURCH RD,
Council Tax Band BOORNE MOUTH BH1 3PF
Asking Price 190K/200K.
Tenure (Freehold / Leasehold / Share of Freehold for example)
LEASEHOLD.

Part B

Lease:

How long is left on the lease?

121 YEARS.

Service charge amount and what does it include?

25th & 29th September
March

Ground rent amount?

£172.50 PA

Details of any future ground rent reviews?

24th June 2029

Freeholder?

JUNO DEVELOPMENTS

Managing Agent?

WOODLEY & ASSOCIATES
0345 2222 007.

Are there any deed of variations to the lease?

No.

Has the lease been extended or do you have a lease extension valuation?

No.

Is there an option to buy into a share of the freehold, or are any other apartments share of freehold?

YES

Has a section 20 been served?

No.

Are there any upcoming works?

NOT AWARE OF ANY.

Are there any planned changes to the service charge?

NOT AWARE OF ANY.

Is there a sinking fund, and if so how much is currently held?

Please provide a copy of your latest AGM notes and service charge demand / management statement.

Are pets allowed?

I BELIEVE AT LANDLORDS DISCRETION

Are short hold tenancies allowed (6 months+)?

YES.

Are short term / holiday lets allowed?

NO

Are you aware of any disputes between the residents and freeholder?

NO.

Heating:

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details.

ELECTRIC

Do you have underfloor heating or radiators?

NO

ELECTRIC?

Do you have an electricity supply via wind turbines, a generator or solar panels? If yes, please provide information and whether they are owned by you or leased and whether you are receiving an income from these or discount on your utilities.

X

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

MAY HAVE BEEN INSTALLED
BUT AM UNSURE

Are there any communal heating systems? If yes, please provide the above and any further information on this.

Where is the boiler and when was it installed?

CUPBOARD IN LOUNGE - NOV 21

Is it a combination boiler or do you have a separate water tank?

Fuse box location?

HALL OR CUPBOARD.

Gas meter location?

X

Water and drainage:

Do you have a water meter and if so, where is it located?

X

Is the water supplied by a borehole, spring or well?

No

Is the property on mains drainage or private drainage? If private, please provide details of this.

MAINS

Is there a water softener?

No

Stop cock location?

?

Phone and internet:

Broadband type and indication of speed?

N/A

Mobile signal / coverage?

N/A.

Parking:

Is there a shared drive or access? If so, who maintains and pays for it?

X

Is there parking to the property? Please provide information.

YES - ALLOCATED PARKING SPACE

Is there a garage and where is it located?

X

Property construction:

What year was the property built?

DON'T KNOW

If a new build or newly converted, is the title registered?) YES

CONVERTED INTO APARTMENTS 2019 -

Is the building pre-fabricated? If yes, who do you insure with?

10 YEAR BUILDING WARRANTY

No.

Is the building thatched? If yes, who do you insure with?

No

Are there timber windows?

No.

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

No

Has the property ever undergone any structural work or underpinning?

No

Has the property ever had subsidence? If yes, what work has been carried out, please supply documents

No.

Part C

Are there any shared areas or boundaries?

YES

Is it a relevant building under the Building Safety Act (11 Meters high or 5 storeys)? If yes, have you served your deed of certificate?

X

If yes, have the Freehold served their deed of certificate and what if any works are detailed within this and whose responsibility is the cost of the works? Please provide all correspondence.

Is it a Registered Building? (18 Meters or higher). Has it been registered? Can you provide a copy of the building's Fire Risk Assessment.

?

Are there any building safety or structural risks you are aware of?

No

Are you aware of there being any asbestos at the property?

No

Do you know of any existing or proposed planning permissions or building works in the area or to the property which will affect your property? (Planning permission expires within 3 years)

No

Are there any restrictions or covenants to the property?

No

Which boundaries belong to the property?

Are there any public right of ways, easements or servitudes?

No

Are there any Tree Protection orders in the garden? Are any trees above 50'?

?

Is there any known flood risk of coastal erosion to your property or the local area?

No

Do you have a garden or balcony? If yes, which way is it facing?

No

Which floor is your property on?

1st

How many floors are in the building?

2

Are there any commercial premises within your building? If yes, please provide full details of where and what type of business.

No

Are you aware of any disputes with neighbours or the freeholders?

No

Other:

Are you prepared to vacate the property?

YES

Have you considered which fixtures and fittings you would leave or take with you?

LEAVE ALL FIXTURES & FITTINGS.

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease

Title plan

Title Register

AML

Signed by property owner(s)

G. Mahoney

Completion date of form

19/5/24.

Signed by Hearnese

Solicitors Details:

Firm:

Name:

Address:

Email:

Telephone Number:

Fee paid to Hearnnes to compile the above £50 plus VAT (£60.00)

* Use Property
address as
Reference

Payment Details:

Account Name:

Bank Account Number:

Sort Code:

By Cheque to Bournemouth Office or BACS

Hearnnes Bournemouth Ltd

43096807

20-11-39

