



Material Information for Freehold Properties

Part A

Property address [REDACTED] 7, ST. ANTHONYS RD, B1M 7TH. BH2 6PB
Council Tax Band [REDACTED]
Asking Price OTEO £1.5M
Tenure (Freehold / Leasehold / Share of Freehold for example) FREEHOLD

Part B

Heating:

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

Do you have underfloor heating or radiators? RADIATORS.

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. NO

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased? NO

Are there any communal heating systems? If yes, please provide the above and any further information on this. NONE

Where is the boiler and when was it installed? ALL BOILERS INSTALLED WITHIN EACH APARTMENT.

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

ALL COMBI CONDENSING BOILERS
NO STORED WATER OR TANKS.

Fuse box location? LOCATED WITHIN EACH APARTMENT.

Gas meter location? FLATS A-D - IN DRIVEWAY.
FLAT E. BY SUN LOUNGE.

Water and drainage:

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

ALL LOCATED ON PAVEMENT.

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 DRAINAGE.

Is there a water softener?

NO

Stop cock location?

LOCATED WITHIN EACH APARTMENT.

Phone and internet:

Broadband type and indication of speed? VARIOUS

Mobile signal / coverage? YES

Parking:

Is there a shared drive or access? If so, who maintains and pays for it? DUAL ACCESS
SHARED DRIVE
LANDLORD'S RESPONSIBILITY

Is there parking to the property? Please provide information.

YES (APPROX 9 CARS)

Is there a garage and where is it located?

YES, AT END OF DRIVEWAY.

Property construction:

What year was the property built? 1908

If new build / newly converted, is the title registered? ONE TITLED DEED FOR WHOLE OF PROPERTY.

Is the building pre-fabricated? If yes, who do you insure with? NO

Is the building thatched? If yes, who do you insure with? NO

Are there timber windows? YES (2ND FLOOR + NORTH SIDE NEW UPVC)

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations. NOT SINCE 2000.

Part C

Are there any building safety or structural risks you are aware of? NO

Are you aware of there being any asbestos at the property? YES. GARAGE ROOF.

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? NONE

Which boundaries belong to the property? SIDES + REAR NEIGHBOURS HAVE TAKEN RESPONSIBILITY.

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'? YES, POSSIBLY 1 PINE - CONSERVATION AREA.

Is there any known flood risk of coastal erosion to your property or the local area? NONE

Which way is the garden facing? SE/S

Other:

Are you prepared to vacate the property? YES

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

Is your loft boarded and insulated? PARTIALLY

Are you aware of any spray foam insulation? NONE

Is there a loft ladder? NO

Received:

Title plan

Title Register

AML

Signed by property owner(s)

Completion date of form

Signed by Hearn

[Redacted signature and text]

[Redacted signature and text]

15 FEBRUARY 2024.